

price list



kennedy bay

KESTREL RELEASE 1 - NEW!

CURRENT AT

12 May 2025

Lot/Address	Size (m2)	Frontage	Depth	Titles Due	Bal	Status	Lot Price	R Code
Lot 337 Aurelia Approach	375m ²	12.5m	30m	Nov-25	12.5	On Hold	\$410,000	RMD30
Lot 338 Aurelia Approach	375m ²	12.5m	30m	Nov-25	12.5	On Hold	\$410,000	RMD30
Lot 340 Offshore Drive	487m ²	19.3m	30m	Nov-25	12.5	On Hold	\$534,000	RMD30
Lot 341 Offshore Drive	414m ²	27.98m	29.9m	Nov-25	12.5	On Hold	\$499,000	RMD30
Lot 342 Offshore Drive	407m ²	7.6m	30m	Nov-25	19	Available	\$502,000	RMD30
Lot 343 Sundowner Way	313m ²	12.5m	25m	Nov-25	12.5	On Hold	\$325,000	RMD30
Lot 344 Sundowner Way	313m ²	12.5m	25m	Nov-25	12.5	On Hold	\$325,000	RMD30
Lot 367 Sundowner Way	450m ²	15m	30m	Nov-25	LOW	On Hold	\$429,000	RMD30
Lot 371 Sundowner Way	371m ²	12.5m	30m	Nov-25	12.5	On Hold	\$385,000	RMD30
Lot 379 Riptide Avenue	369m ²	11.5m	30m	Nov-25	12.5	On Hold	\$384,000	RMD30
Lot 382 Riptide Avenue	375m ²	12.5m	30m	Nov-25	12.5	On Hold	\$389,000	RMD30
Lot 411 Riptide Avenue	375m ²	12.5m	30m	Nov-25	LOW	On Hold	\$389,000	RMD30
Lot 412 Riptide Avenue	375m ²	12.5m	30m	Nov-25	LOW	On Hold	\$389,000	RMD30
Lot 414 Riptide Avenue	375m ²	12.5m	30m	Nov-25	12.5	On Hold	\$389,000	RMD30
Lot 415 Riptide Avenue	375m ²	12.5m	30m	Nov-25	12.5	On Hold	\$389,000	RMD30

INDIGO RELEASE 1

CURRENT AT

12 May 2025

Lot/Address	Size (m2)	Frontage	Depth	Titles Due	Bal	Status	Lot Price	R Code	Two-Storey Build Required
Lot 257 Tidal Drive	457m ²	14.6m	40.3m	Jun-25	12.5	On Hold	\$409,000	RMD30	
Lot 260 Norfolk Avenue	497m ²	21.5m	30m	Jun-25	12.5	Available	\$440,000	RMD40	Yes
Lot 266 Norfolk Avenue	450m ²	15m	30m	Jun-25	12.5	On Hold	\$428,000	RMD40	Yes

*Lots 260-267 require two-storey builds

INDIGO RELEASE 2

CURRENT AT

12 May 2025

Lot/Address	Size (m2)	Frontage	Depth	Titles Due	Bal	Status	Lot Price	R Code	Two-Storey Build Required
Lot 218 Tidal Drive	369m ²	12.5m	29.5m	Jul-25	12.5	Available	\$495,000	RMD25	Yes
Lot 219 Tidal Drive	368m ²	12.5m	29.4m	Jul-25	12.5	Available	\$494,000	RMD25	Yes
Lot 268 Norfolk Avenue	375m ²	12.5m	30m	Jun-25	12.5	Available	\$402,000	RMD40	Yes
Lot 269 Norfolk Avenue	375m ²	12.5m	30m	Jun-25	12.5	Available	\$402,000	RMD40	Yes
Lot 270 Norfolk Avenue	375m ²	12.5m	30m	Jun-25	12.5	Available	\$402,000	RMD40	Yes

*Lots 218, 219, 240, 241 & 268-272 require two-storey builds



refer to our builder
portal for all information



fencing + front
landscaping included



site class – A class
footing details (tbc)

\$5,000

required for
land deposits



OptiComm
internet connection



soakwells
required

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***Terms and conditions apply** - Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the selling agent or its clients in whole or in part and should not be construed as forming part of any contract. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. All areas and dimensions are subject to survey. *Full retail prices are as advertised. The promotional advertised price includes an incentive as noted as either a land rebate or builder incentive or other. Any rebate is only applicable on selected lots and is paid at settlement.

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COBALT RELEASE 1									
CURRENT AT		12 May 2025							
Lot/Address	Size (m2)	Frontage	Depth	Titles Due	Bal	Status	Lot Price	R Code	
Lot 235 Carnac Road	375m ²	12.5m	30m	Jun-25	LOW	On Hold	\$378,000	RMD30	

COBALT RELEASE 2									
CURRENT AT		12 May 2025							
Lot/Address	Size (m2)	Frontage	Depth	Titles Due	Bal	Status	Lot Price	R Code	Two-Storey Build Required
Lot 225 Tidal Drive	390m ²	13m	31.5m	Jun-25	12.5	On Hold	\$385,000	RMD30	Yes
*Lots 206 - 209 require two-storey builds									

INTO PLACE EXCLUSIVES - TOWNHOMES									
CURRENT AT		12 May 2025							
Lot/Address	Size (m2)	Frontage	Depth	Titles Due	Bal	Status	Package Price	R Code	
Lot 160 Tidal Drive	181m ²	7.5m	25m	Jun-25	12.5	Available	From \$749,900*	RMD60	
Lot 161 Tidal Drive	187m ²	7.5m	25m	Jun-25	12.5	Available	From \$804,900*	RMD60	
Lot 164 Tidal Drive	187m ²	7.5m	25m	Jun-25	12.5	Available	From \$804,900*	RMD60	
Lot 165 Tidal Drive	187m ²	7.5m	25m	Jun-25	12.5	Available	From \$799,900*	RMD60	
Lot 166 Tidal Drive	187m ²	7.5m	25m	Jun-25	LOW	Available	From \$804,900*	RMD60	
Lot 167 Tidal Drive	181m ²	7.5m	25m	Jun-25	LOW	Available	From \$749,900*	RMD60	



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fencing + front
landscaping included



site class – A class
footing details (tbc)

\$5,000

required for
land deposits



OptiComm
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kestrel release



kennedy bay



- Kestrel Release 1**
- Kestrel Release 2**
- existing residential
- future residential

- power connection
- transformer site
- drainage; manhole, gully
- water; hydrant, valve, house connection
- sewer; manhole, house connection
- comms connection
- street tree location

- retaining wall
- lot level
- garage locations
- footpath
- road levels
- street light

B BAL - 12.5 **B** BAL - 19



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parcel.

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veris

Ref: 603124 March 2025

cobalt release



kennedy bay

PRELIMINARY



- Cobalt Release 1
- Cobalt Release 2
- Golf Course Release 1
- existing residential
- future residential

- power connection
- transformer site
- drainage; manhole, gullies
- water; hydrant, valve, house connection
- sewer; manhole, house connection
- comms connection
- street tree location

- retaining wall
- lot level
- garage locations
- footpath
- road levels
- street light

B BAL - 12.5 B BAL - 19



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indigo release



kennedy bay

PRELIMINARY



- Indigo Release 1
- Indigo Release 2
- Golf Course Release
- existing residential
- future residential

- power connection
- transformer site
- drainage; manhole, gullies
- water; hydrant, valve, house connection
- sewer; manhole, house connection
- comms connection
- street tree location

- retaining wall
- lot level
- garage locations
- footpath
- road levels
- street light

B BAL - 12.5 B BAL - 19



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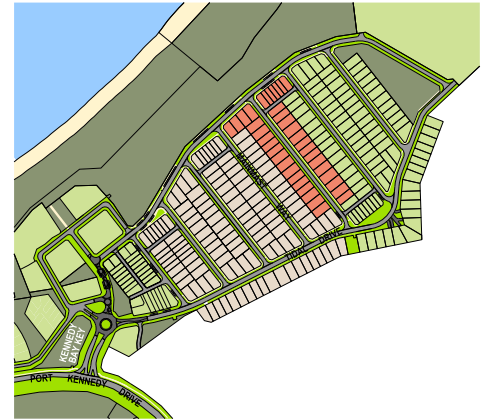
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veris Ref: 603124 May 2024

PRELIMINARY



location plan

- | | | | | | |
|--|----------------------|--|---|--|------------------|
| | Azure Release | | power connection | | retaining wall |
| | existing residential | | transformer site | | lot level |
| | future residential | | drainage; manhole, gullys | | garage locations |
| | | | water; hydrant, valve, house connection | | footpath |
| | | | sewer; manhole, house connection | | road levels |
| | | | comms connection | | street light |
| | | | street tree location | | |

B BAL - 12.5 **B** BAL - 19



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