

# price list



kennedy bay

## KESTREL RELEASE 1 - NEW!

CURRENT AT 19 May 2025

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

## INDIGO RELEASE 1

CURRENT AT 19 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 <sup>2</sup> | 14.6m    | 40.3m | Jun-25     | 12.5 | Available | \$409,000 | RMD30  |                           |
| Lot 260 Norfolk Avenue | 497m <sup>2</sup> | 21.5m    | 30m   | Jun-25     | 12.5 | Available | \$440,000 | RMD40  | Yes                       |
| Lot 266 Norfolk Avenue | 450m <sup>2</sup> | 15m      | 30m   | Jun-25     | 12.5 | On Hold   | \$428,000 | RMD40  | Yes                       |

\*Lots 260-267 require two-storey builds

## INDIGO RELEASE 2

CURRENT AT 19 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 <sup>2</sup> | 12.5m    | 29.5m | Jul-25     | 12.5 | Available | \$495,000 | RMD25  | Yes                       |
| Lot 219 Tidal Drive    | 368m <sup>2</sup> | 12.5m    | 29.4m | Jul-25     | 12.5 | Available | \$494,000 | RMD25  | Yes                       |
| Lot 268 Norfolk Avenue | 375m <sup>2</sup> | 12.5m    | 30m   | Jun-25     | 12.5 | Available | \$402,000 | RMD40  | Yes                       |
| Lot 269 Norfolk Avenue | 375m <sup>2</sup> | 12.5m    | 30m   | Jun-25     | 12.5 | Available | \$402,000 | RMD40  | Yes                       |
| Lot 270 Norfolk Avenue | 375m <sup>2</sup> | 12.5m    | 30m   | Jun-25     | 12.5 | Available | \$402,000 | RMD40  | Yes                       |

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

## INTO PLACE EXCLUSIVES - TOWNHOMES

CURRENT AT 19 May 2025

| Lot/Address         | Size (m2)         | Frontage | Depth | Titles Due | Bal  | Status    | Package Price   | R Code |
|---------------------|-------------------|----------|-------|------------|------|-----------|-----------------|--------|
| Lot 160 Tidal Drive | 181m <sup>2</sup> | 7.5m     | 25m   | Jun-25     | 12.5 | Available | From \$749,900* | RMD60  |
| Lot 161 Tidal Drive | 187m <sup>2</sup> | 7.5m     | 25m   | Jun-25     | 12.5 | Available | From \$804,900* | RMD60  |
| Lot 164 Tidal Drive | 187m <sup>2</sup> | 7.5m     | 25m   | Jun-25     | 12.5 | Available | From \$804,900* | RMD60  |
| Lot 165 Tidal Drive | 187m <sup>2</sup> | 7.5m     | 25m   | Jun-25     | 12.5 | Available | From \$799,900* | RMD60  |
| Lot 166 Tidal Drive | 187m <sup>2</sup> | 7.5m     | 25m   | Jun-25     | LOW  | Available | From \$804,900* | RMD60  |
| Lot 167 Tidal Drive | 181m <sup>2</sup> | 7.5m     | 25m   | Jun-25     | LOW  | Available | From \$749,900* | RMD60  |



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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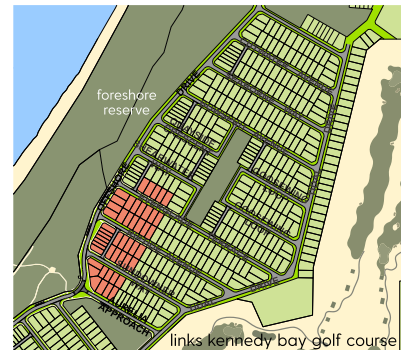
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**\*Terms and conditions apply** - Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the selling agent or its clients in whole or in part and should not be 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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- B** BAL - 12.5      **B** BAL - 19



**veris** Ref: 603124 March 2025

# cobalt release



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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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parcel.

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veris Ref: 603124 January 2025





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

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

- retaining wall
- lot level
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- road levels
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**B** BAL - 12.5    **B** BAL - 19



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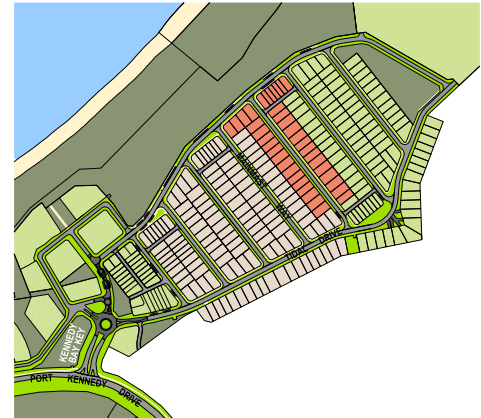
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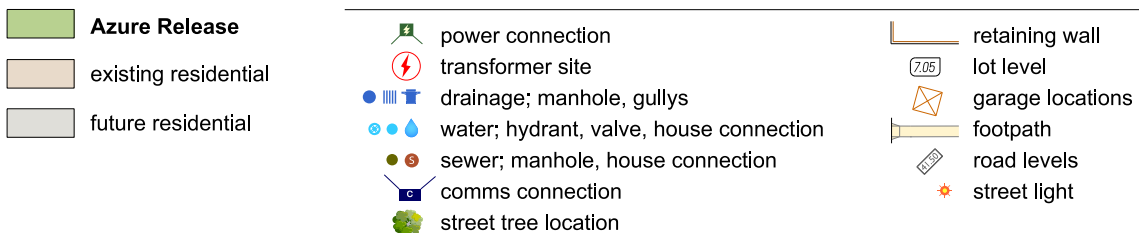
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## PRELIMINARY



location plan



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



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