

price list



kennedy bay

KESTREL RELEASE 1 - NEW!

CURRENT AT

26 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 339 Aurelia Approach	450m ²	15m	30m	Nov-25	12.5	Available	\$440,000	RMD30
Lot 340 Offshore Drive	487m ²	19.3m	30m	Nov-25	12.5	Available	\$534,000	RMD30
Lot 341 Offshore Drive	414m ²	27.98m	29.9m	Nov-25	12.5	Available	\$499,000	RMD30
Lot 342 Offshore Drive	407m ²	7.6m	30m	Nov-25	19	Available	\$502,000	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 370 Sundowner Way	375m ²	12.5m	30m	Nov-25	12.5	Available	\$389,000	RMD30
Lot 371 Sundowner Way	371m ²	12.5m	30m	Nov-25	12.5	Available	\$385,000	RMD30
Lot 379 Riptide Avenue	369m ²	11.5m	30m	Nov-25	12.5	On Hold	\$384,000	RMD30
Lot 380 Riptide Avenue	375m ²	12.5m	30m	Nov-25	12.5	On Hold	\$389,000	RMD30
Lot 412 Riptide Avenue	375m ²	12.5m	30m	Nov-25	LOW	On Hold	\$389,000	RMD30

INDIGO RELEASE 1

CURRENT AT

26 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	Available	\$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	Available	\$428,000	RMD40	Yes

*Lots 260-267 require two-storey builds

INDIGO RELEASE 2

CURRENT AT

26 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

INTO PLACE EXCLUSIVES - TOWNHOMES

CURRENT AT

26 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



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

Alexis Buckley-Carr

E abuckleycarr@parcelproperty.com.au

M 0411 618 906

Thanh Nguyen

E tnguyen@parcelproperty.com.au

M 0414 288 165

kennedybay.com.au



***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.

kestrel release



kennedy bay



- Kestrel Release 1**
- Kestrel Release 2**
- 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
- garage locations
- footpath
- road levels
- street light

B BAL - 12.5 B BAL - 19



kennedybay.com.au

T 6365 4620

E info@parcelproperty.com.au

parcel.

Disclaimer: 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. The particulars of this plan are supplied for identification purposes only and shall not be taken as a representation in any aspect on the part of the vendor or its agents. Authorities should be consulted when services are contained within lot boundaries as building restrictions may apply. All retaining walls, services and associated easements are shown exaggerated for legibility. Trees are indicative only. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. Sales Agent: Parcel Realty Pty Ltd (ABN 66 153 825 542). Licence number: 64283.

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, gullys
- 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



kennedybay.com.au

T 6365 4620

E info@parcelproperty.com.au

parcel.

Disclaimer: 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. The particulars of this plan are supplied for identification purposes only and shall not be taken as a representation in any aspect on the part of the vendor or its agents. Authorities should be consulted when services are contained within lot boundaries as building restrictions may apply. All retaining walls, services and associated easements are shown exaggerated for legibility. Trees are indicative only. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. Sales Agent: Parcel Realty Pty Ltd (ABN 66 153 825 542). Licence number: 64283.

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
- garage locations
- footpath
- road levels
- street light

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



kennedybay.com.au

T 6365 4620

E info@parcelproperty.com.au

parcel.

Disclaimer: 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. The particulars of this plan are supplied for identification purposes only and shall not be taken as a representation in any aspect on the part of the vendor or its agents. Authorities should be consulted when services are contained within lot boundaries as building restrictions may apply. All retaining walls, services and associated easements are shown exaggerated for legibility. Trees are indicative only. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. Sales Agent: Parcel Realty Pty Ltd (ABN 66 153 825 542). Licence number: 64283.

kennedy bay

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

Disclaimer: 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. The particulars of this plan are supplied for identification purposes only and shall not be taken as a representation in any aspect on the part of the vendor or its agents. Authorities should be consulted when services are contained within lot boundaries as building restrictions may apply. All retaining walls, services and associated easements are shown exaggerated for legibility. Trees are indicative only. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. Sales Agent: Parcel Realty Pty Ltd (ABN 66 153 825 542). Licence number: 64283.

veris Ref: 603124 January 2024