



Pricing

North Coast

July 2023



100%
Australian
Family
Owned

Double Storey Designs

UP TO 11m LOT FRONTAGES	TOTAL PRICE
Aramon Four 22	\$447,000
Aramon Four 24	\$457,000
Aramon Four 26	\$470,300
Edgecliffe Four 29	\$499,000
Including Standard Site Costs & BASIX*	

UP TO 13m LOT FRONTAGES	TOTAL PRICE
Bayswater Five Guest 37	\$566,700
Burgundy Five Guest 37	\$559,000
Chandon Four 32	\$525,800
Edgecliffe Four 35	\$538,000
Marlborough Four 36	\$540,800
Piccolo Four 25	\$470,700
Piccolo Four 26	\$474,400
Piccolo Four 27	\$489,000
Prosecco Four 31	\$505,600
Prosecco Four 34	\$543,200
Seacrest Five Guest 34	\$535,100
Tempranillo Six Guest 34^	\$554,000
Including Standard Site Costs & BASIX*	

UP TO 15m LOT FRONTAGES	TOTAL PRICE
Bayswater Five Guest 40	\$585,500
Piccolo Four 28	\$491,500
Piccolo Four 34	\$536,500
Seacrest Four 39	\$568,400
Including Standard Site Costs & BASIX*	

UP TO 18m LOT FRONTAGES	TOTAL PRICE
Piccolo Five Guest 38	\$580,700
Seacrest Six Guest 37	\$561,200
Vino Four 30	\$497,100
Including Standard Site Costs & BASIX*	

*Standard Site Costs & BASIX see Inclusions Brochure page 16

^ These designs include 2700mm ceiling height on lower floor as standard

Granny Flats

*Inclusions and Site Cost items vary for Granny Flats

~ Price includes Double Garage

* Granny Flat pricing is subject to building a Beechwood home at the same time. Additional Site Costs will apply for separate Granny Flat builds

Loft Designs

UP TO 15m LOT FRONTAGES	TOTAL PRICE
Barossa Four Loft 30^	\$518,100
Barossa Four Guest Loft 30^	\$524,000
Grenache Four Loft 27^	\$475,100
Including Standard Site Costs & BASIX*	

UP TO 15m LOT FRONTAGES	TOTAL PRICE
Grenache Loft with Cabernet One^	\$614,300
Including Standard Site Costs & BASIX*	

UP TO 16m LOT FRONTAGES	TOTAL PRICE
Brunello Five Guest Loft 35^	\$542,600
Including Standard Site Costs & BASIX*	

Granny Flat Design Options

FREESTANDING GRANNY FLATS	TOTAL PRICE
Sherry One	\$147,400
Marsala Two	\$147,400
Claret Two	\$147,400
Sherry Three	\$147,400
Including Standard Site Costs & BASIX**	

ATTACHED GRANNY FLATS	TOTAL PRICE
Blanc One	\$139,200
Blanc Two	\$139,200
Cabernet One	\$139,200
Cabernet Two	\$139,200
Semillon One	\$139,200
Semillon Two	\$139,200
Including Standard Site Costs & BASIX**	

HOME & GRANNY FLAT COMBOS	TOTAL PRICE
Sauvignon with Blanc One~	\$497,700
Grenache with Cabernet One~	\$498,700
Chianti with Semillon Two	\$516,500
Bardolino with Cabernet Two	\$535,000
Including Standard Site Costs & BASIX*	

HOME & GRANNY FLAT COMBOS	TOTAL PRICE
Chandon with Blanc One	\$665,000
Grenache Loft with Cabernet One^	\$614,300
Including Standard Site Costs & BASIX*	

UP TO 11m LOT FRONTAGES TOTAL PRICE

Pinot Three 16	\$327,300
Pinot Noir Three 16	\$331,000
Pinot Noir Three 17	\$333,300
Pinot Noir Four 20	\$354,600
Pinot Four 19	\$354,400
Pinot Four Twist 19	\$356,000
Rosé Cuvée Three 16	\$321,100
Rosé Three 16	\$317,800
Rosé Cuvée Three 17	\$327,400
Rosé Three 17	\$325,200
Rosé Four 16	\$323,100
Rosé Four 17	\$329,800
Sauvignon Four 19	\$352,500
Grenache Four 19	\$353,500

Including Standard Site Costs & BASIX*

WIDER LOT FRONTAGES TOTAL PRICE

Brunello Four 27	\$411,900
Brunello Four 28	\$413,300
Brunello Five 29	\$430,900
Brunello Six Guest 32	\$460,800
Asquith Four 30	\$430,600
Asquith Five 32	\$480,800
Asquith Five Guest 36	\$480,300
Asquith Six Guest 36	\$480,500
Shiraz Three 20	\$356,700

Including Standard Site Costs & BASIX*

WIDER LOT FRONTAGES TOTAL PRICE

Bedarra Four 34	\$467,600
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Including Standard Site Costs & BASIX*

WIDER LOT FRONTAGES TOTAL PRICE

Shiraz Four 26	\$401,700
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Including Standard Site Costs & BASIX*

UP TO 13m LOT FRONTAGES TOTAL PRICE

Asti Three 24	\$386,000
Bordeaux Four 20	\$354,100
Bordeaux Four 22	\$376,700
Bordeaux Four 23	\$378,900
Bordeaux Four 24	\$391,100
Bordeaux Four 25	\$393,400
Chianti Four 23	\$377,300
Moscato Four 19	\$351,800
Moscato Four Twist 22	\$377,600
Moscato Four Twist 23	\$380,500
Moscato Four Twist 24	\$393,400
Moscato Four Twist 25	\$394,000
Moselle Four 22	\$377,700
Moselle Four 23	\$379,600
Moselle Four 24	\$392,300
Moselle Four 25	\$394,000
Veneto Four 24	\$394,500
Veneto Four 25	\$394,700
Verdelho Four Twist 19	\$349,500
Verdelho Four 22	\$374,300
Verdelho Lexia Four 22	\$374,600
Verdelho Lexia Four Twist 22	\$378,000
Verdelho Four 23	\$377,000
Verdelho Traminer Four 24	\$381,200
Verdelho Traminer Four Twist 24	\$383,700

Including Standard Site Costs & BASIX*

WIDER LOT FRONTAGES TOTAL PRICE

Hayman Four 31	\$444,400
Hayman Five 35	\$477,900
Hayman Five Guest Twist 37	\$498,400
Hayman Five Guest Twist 39	\$511,400
Hayman Six Guest 37	\$502,700
Hayman Six Guest Twist 37	\$500,800

Including Standard Site Costs & BASIX*

UP TO 15m LOT FRONTAGES TOTAL PRICE

Bardolino Three 25	\$395,800
Bordeaux Four 26	\$391,100
Bordeaux Four 29	\$420,200
Bordeaux Five 27	\$420,100
Bordeaux Five Guest 27	\$423,500
Bordeaux Five Guest Twist 28	\$426,400
Chardonnay Four 26	\$399,400
Merlot Four 24	\$382,300
Merlot Four Twist 24	\$385,900
Merlot Four 26	\$400,700
Merlot Five 26	\$402,100
Merlot Five Twist 26	\$409,300
Merlot Five Guest 28	\$425,400
Merlot Five Guest Twist 28	\$427,600
Moscato Four 21	\$365,100
Moscato Four Twist 27	\$411,200
Moscato Four 28	\$412,900
Moscato Five 28	\$416,100
Moscato Five Guest 28	\$428,000
Moselle Four 28	\$412,500
Moselle Five 32	\$442,700
Moselle Five Guest 33	\$470,500
Veneto Four 28	\$416,200
Veneto Four Guest 27	\$424,700
Veneto Four Guest 28	\$426,900
Veneto Four Guest 29	\$432,200
Verdelho Four 25	\$380,500
Verdelho Four Twist 25	\$385,100
Verdelho Four 26	\$399,200
Verdelho Four Twist 26	\$399,200
Verdelho Four Twist 27	\$401,400
Verdelho Five 28	\$412,700
Verdelho Five Twist 28	\$412,800
Verdelho Five Guest 28	\$423,700
Verdelho Five Guest Twist 28	\$424,900
Verdelho Five 31	\$433,100
Verdelho Five Guest 31	\$444,500

Including Standard Site Costs & BASIX*

*Standard Site Costs & BASIX see Inclusions Brochure page 16

FAÇADES - SINGLE STOREY HOMES

		Red Group	Yellow Group	Green Group	Lime Group	Teal Group	Orange Group	Blue Group
		Up to 11m	Up to 13m	Up to 15m	Wider Lots	Wider Lots	Wider Lots	Wider Lots
Classic 1		Included	Included	Included	Included	Included	Included	Included
Classic 2		Included	Included	Included	Included	Included	Included	Included
Classic 3		Included	Included	Included	Included	Included	Included	Included
Aspen	(R)	\$39,100	\$39,900	\$40,900	\$42,200		\$43,200	
Geneva		\$16,200	\$17,000	\$17,800	\$18,400	\$18,900	\$19,200	\$20,900
Hampton 1	(R)	\$20,200	\$21,000	\$21,800	\$23,000	\$24,400	\$26,000	\$33,400
Hampton 2	(R)	\$17,600	\$17,900	\$18,200	\$23,200	\$28,100	\$22,900	\$31,100
Hampton 3	(R)	\$18,800	\$19,100	\$19,300	\$22,800	\$26,300	\$24,000	\$32,400
Hampton 4	(R)	\$10,100	\$10,200	\$10,400	\$11,200	\$12,000	\$10,900	\$18,000
Hampton 5		\$12,800	\$13,700	\$14,700	\$16,400	\$18,100	\$18,200	\$17,600
Pavilion 1	(M)	\$10,700	\$10,200	\$9,700	\$9,700	\$9,700	\$9,100	\$12,400
Pavilion 2	(M)	\$10,500	\$10,200	\$9,900	\$10,100	\$10,300	\$9,700	\$13,100
Pavilion 3	(M)	\$10,600	\$10,900	\$11,200	\$11,600	\$12,000	\$11,300	\$15,700
Pavilion 4	(M)	\$14,200	\$14,600	\$15,000	\$16,000	\$16,900	\$15,600	\$20,400
Seaview	(M)	\$5,200	\$5,400	\$5,600	\$5,700		\$4,900	
Seaview Trio	(M)	\$6,000	\$6,000	\$5,900	\$6,100		\$6,200	
Seville 1	(M)	\$10,900	\$11,100	\$11,400	\$11,500	\$11,600	\$10,900	\$14,400
Seville 2	(M)	\$10,900	\$11,100	\$11,300	\$11,400	\$11,600	\$10,700	\$12,900
Seville 3	(M)	\$10,400	\$10,700	\$11,000	\$11,100	\$11,200	\$10,500	\$13,300
Seville 4	(M)	\$12,100	\$12,400	\$12,700	\$12,800	\$12,900	\$12,300	\$15,400
Seville 5	(M)	\$11,300	\$11,900	\$12,500	\$12,700	\$13,000	\$12,900	\$14,700
Sorrento 1	(R)	\$13,000	\$13,400	\$13,800	\$14,200	\$14,500	\$13,100	\$18,000
Sorrento 2	(M)	\$12,700	\$13,000	\$13,300	\$13,500	\$13,800	\$12,900	\$17,400
Verona	(R)	\$15,800	\$17,100	\$18,400	\$19,100	\$19,800	\$22,400	\$21,100
Vista 1	(M)	\$4,100	\$4,100	\$4,200	\$4,300	\$4,400	\$4,300	\$5,200
Vista 2	(M)	\$3,600	\$3,600	\$3,700	\$3,600	\$3,600	\$3,500	\$3,900
Vista 3	(M)	\$3,700	\$3,700	\$3,800	\$3,800	\$3,800	\$3,600	\$4,400
Vista 4	(M)	\$3,600	\$3,900	\$4,200	\$5,000	\$5,800	\$3,800	\$5,100

Where there is an applied finish, that finish is either Moroka (M) or Render (R) as noted above. There is an extra cost to upgrade finish from Moroka (M) to Render (R).

FAÇADES - LOFT HOMES

		Barossa & Grenache	Brunello
		Up to 15m	Up to 16m
Classic 1		Included	Included
Classic 2		Included	Included
Classic 3		Included	Included
Geneva		\$19,500	
Hampton 1	(R)	\$23,500	
Hampton 2	(R)	\$20,500	
Hampton 3	(R)	\$21,500	
Hampton 4	(R)	\$12,500	
Hampton 5		\$19,500	
Pavilion 1	(M)	\$10,200	\$10,000
Pavilion 2	(M)	\$10,500	\$10,000
Pavilion 3	(M)	\$11,500	\$11,500
Pavilion 4	(M)	\$15,000	\$15,500
Seville 1	(M)	\$12,200	\$12,200
Seville 2	(M)	\$12,200	\$12,200
Seville 3	(M)	\$12,200	\$12,200
Seville 4	(M)	\$13,500	\$13,500
Seville 5	(M)	\$13,500	\$13,500
Sorrento 1	(R)		\$14,500
Sorrento 2	(M)		\$14,500
Verona	(R)	\$20,000	
Vista 1	(M)	\$4,900	\$4,900
Vista 2	(M)	\$4,900	\$4,900
Vista 3	(M)	\$4,900	\$4,900
Vista 4	(M)	\$4,900	\$4,900

FAÇADES - DOUBLE STOREY HOMES

	Red Group 1	Red Group 2	Yellow Group 1	Yellow Group 2	Yellow Group 3	Yellow Group 4	Yellow Group 5	Yellow Group 6	Green Group 1	Green Group 2	Black Group 1	Black Group 2
	Up to 11m	Up to 11m	Up to 13m	Up to 13m	Up to 13m	Up to 13m	Up to 13m	Up to 13m	Up to 15m	Up to 15m	Up to 17m	Up to 18m
	Aramon	Edgecliffe 29	Bayswater 37	Burgundy	Edgecliffe 35	Tempranillo	Marlborough Piccolo 25-27 Prosecco 31, 34 Seacrest 34	Chandon 32	Bayswater 40	Piccolo 28-34 Seacrest 39	Piccolo 38 Seacrest 37	Vino
Classic 1	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
Classic 2	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
Classic 3	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
Civic 1						\$17,300						
Civic 2						\$49,400						
Hampton 1 (R)	\$27,800		\$21,200	\$15,600			\$18,800	\$18,800	\$21,800	\$19,300	\$19,800	
Hampton 2 (R)	\$28,800		\$21,200	\$15,900			\$17,700	\$17,700	\$21,800	\$18,200	\$19,900	
Hampton 3 (R)	\$28,200		\$22,700	\$17,900			\$18,500	\$18,500	\$23,400	\$19,100	\$19,800	
Hampton 4 (R)	\$31,300		\$25,900	\$20,600			\$22,000	\$22,000	\$26,700	\$22,700	\$22,600	
Metro 1 (R)		\$25,000			\$25,800							
Metro 2 (R)		\$33,500			\$34,500							
Seville 1 (M)	\$14,400		\$9,100				\$7,000	\$7,000	\$9,300	\$7,200	\$6,500	
Seville 2 (M)	\$14,400		\$9,100				\$7,100	\$7,100	\$9,300	\$7,300	\$6,700	
Seville 3 (M)	\$14,400		\$9,700				\$7,500	\$7,500	\$9,900	\$7,700	\$7,300	
Seville 4 (R)	\$17,500		\$12,300				\$11,600	\$11,600	\$12,700	\$12,000	\$14,100	
Urban 1 (M)			\$21,000				\$16,700		\$21,600	\$17,200	\$20,600	
Urban 2 (M)			\$21,200				\$17,100		\$21,900	\$17,600	\$22,700	
Urban 3 (M)			\$22,100				\$17,600		\$22,700	\$18,100	\$23,000	
Urban 4 (R)			\$25,100				\$20,800		\$25,900	\$21,500	\$27,200	
Verada 1 (M)	\$12,300		\$10,900				\$9,400	\$9,400	\$11,200	\$9,700	\$8,800	
Verada 2 (M)	\$13,300		\$11,500				\$9,900	\$9,900	\$11,800	\$10,200	\$9,400	
Verada 3 (M)	\$13,300		\$11,500				\$9,900	\$9,900	\$11,800	\$10,200	\$9,400	
Verada 4 (R)			\$34,000				\$29,200		\$34,900	\$29,900	\$32,800	

Where there is an applied finish, that finish is either Moroka (M) or Render (R) as noted above. There is an extra cost to upgrade finish from Moroka (M) to Render (R).

Effective 1 July 2023. Beechwood reserves the right to revise plans, specifications & pricing without notice.

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