



Pricing South Coast July 2023



100%
Australian
Family
Owned

Double Storey Designs

UP TO 11m LOT FRONTAGES	TOTAL PRICE
Aramon Four 22	\$444,900
Aramon Four 24	\$454,900
Aramon Four 26	\$468,100
Edgecliffe Four 29	\$496,600
Including Standard Site Costs & BASIX*	

UP TO 13m LOT FRONTAGES	TOTAL PRICE
Bayswater Five Guest 37	\$562,300
Burgundy Five Guest 37	\$554,900
Chandon Four 32	\$521,200
Edgecliffe Four 35	\$535,600
Marlborough Four 36	\$537,000
Piccolo Four 25	\$467,300
Piccolo Four 26	\$471,000
Piccolo Four 27	\$485,400
Prosecco Four 31	\$502,200
Prosecco Four 34	\$539,200
Seacrest Five Guest 34	\$531,500
Tempranillo Six Guest 34 [^]	\$551,400
Including Standard Site Costs & BASIX*	

UP TO 15m LOT FRONTAGES	TOTAL PRICE
Bayswater Five Guest 40	\$581,000
Piccolo Four 28	\$487,900
Piccolo Four 34	\$532,300
Seacrest Four 39	\$564,100
Including Standard Site Costs & BASIX*	

UP TO 18m LOT FRONTAGES	TOTAL PRICE
Piccolo Five Guest 38	\$576,300
Seacrest Six Guest 37	\$557,300
Vino Four 30	\$495,200
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 [^]	\$515,900
Barossa Four Guest Loft 30 [^]	\$521,800
Grenache Four Loft 27 [^]	\$473,900
Including Standard Site Costs & BASIX*	

UP TO 15m LOT FRONTAGES	TOTAL PRICE
Grenache Loft with Cabernet One [^]	\$611,500
Including Standard Site Costs & BASIX*	

UP TO 16m LOT FRONTAGES	TOTAL PRICE
Brunello Five Guest Loft 35 [^]	\$540,300
Including Standard Site Costs & BASIX*	

Granny Flat Design Options

FREESTANDING GRANNY FLATS	TOTAL PRICE
Sherry One	\$145,600
Marsala Two	\$145,600
Claret Two	\$145,600
Sherry Three	\$145,600
Including Standard Site Costs & BASIX**	

ATTACHED GRANNY FLATS	TOTAL PRICE
Blanc One	\$137,600
Blanc Two	\$137,600
Cabernet One	\$137,600
Cabernet Two	\$137,600
Semillon One	\$137,600
Semillon Two	\$137,600
Including Standard Site Costs & BASIX**	

HOME & GRANNY FLAT COMBOS	TOTAL PRICE
Sauvignon with Blanc One~	\$496,800
Grenache with Cabernet One~	\$497,800
Chianti with Semillon Two	\$515,500
Bardolino with Cabernet Two	\$534,400
Including Standard Site Costs & BASIX*	

HOME & GRANNY FLAT COMBOS	TOTAL PRICE
Chandon with Blanc One	\$658,800
Grenache Loft with Cabernet One [^]	\$611,500
Including Standard Site Costs & BASIX*	

UP TO 11m LOT FRONTAGES TOTAL PRICE

Pinot Three 16	\$327,800
Pinot Noir Three 16	\$331,500
Pinot Noir Three 17	\$333,800
Pinot Noir Four 20	\$355,200
Pinot Four 19	\$355,100
Pinot Four Twist 19	\$356,700
Rosé Cuvée Three 16	\$321,700
Rosé Three 16	\$318,300
Rosé Cuvée Three 17	\$327,900
Rosé Three 17	\$325,700
Rosé Four 16	\$323,700
Rosé Four 17	\$330,300
Sauvignon Four 19	\$353,200
Grenache Four 19	\$354,200

Including Standard Site Costs & BASIX*

WIDER LOT FRONTAGES TOTAL PRICE

Brunello Four 27	\$412,800
Brunello Four 28	\$414,100
Brunello Five 29	\$431,900
Brunello Six Guest 32	\$461,300
Asquith Four 30	\$431,700
Asquith Five 32	\$451,800
Asquith Five Guest 36	\$481,500
Asquith Six Guest 36	\$481,700
Shiraz Three 20	\$357,500

Including Standard Site Costs & BASIX*

WIDER LOT FRONTAGES TOTAL PRICE

Bedarra Four 34	\$468,800
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Including Standard Site Costs & BASIX*

WIDER LOT FRONTAGES TOTAL PRICE

Shiraz Four 26	\$402,600
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Including Standard Site Costs & BASIX*

UP TO 13m LOT FRONTAGES TOTAL PRICE

Asti Three 24	\$386,900
Bordeaux Four 20	\$354,700
Bordeaux Four 22	\$377,400
Bordeaux Four 23	\$379,500
Bordeaux Four 24	\$391,900
Bordeaux Four 25	\$394,200
Chianti Four 23	\$377,900
Moscato Four 19	\$352,300
Moscato Four Twist 22	\$378,100
Moscato Four Twist 23	\$381,100
Moscato Four Twist 24	\$394,200
Moscato Four Twist 25	\$394,800
Moselle Four 22	\$378,300
Moselle Four 23	\$380,200
Moselle Four 24	\$393,100
Moselle Four 25	\$394,800
Veneto Four 24	\$395,200
Veneto Four 25	\$395,300
Verdelho Four Twist 19	\$350,100
Verdelho Four 22	\$375,100
Verdelho Lexia Four 22	\$375,300
Verdelho Lexia Four Twist 22	\$378,600
Verdelho Four 23	\$377,700
Verdelho Traminer Four 24	\$381,900
Verdelho Traminer Four Twist 24	\$384,300

Including Standard Site Costs & BASIX*

WIDER LOT FRONTAGES TOTAL PRICE

Hayman Four 31	\$445,200
Hayman Five 35	\$479,000
Hayman Five Guest Twist 37	\$498,800
Hayman Five Guest Twist 39	\$511,900
Hayman Six Guest 37	\$503,000
Hayman Six Guest Twist 37	\$501,100

Including Standard Site Costs & BASIX*

UP TO 15m LOT FRONTAGES TOTAL PRICE

Bardolino Three 25	\$396,800
Bordeaux Four 26	\$392,000
Bordeaux Four 29	\$421,200
Bordeaux Five 27	\$421,000
Bordeaux Five Guest 27	\$423,900
Bordeaux Five Guest Twist 28	\$426,800
Chardonnay Four 26	\$400,400
Merlot Four 24	\$383,300
Merlot Four Twist 24	\$386,800
Merlot Four 26	\$401,500
Merlot Five 26	\$403,100
Merlot Five Twist 26	\$410,100
Merlot Five Guest 28	\$425,700
Merlot Five Guest Twist 28	\$427,900
Moscato Four 21	\$365,600
Moscato Four Twist 27	\$412,200
Moscato Four 28	\$413,900
Moscato Five 28	\$416,900
Moscato Five Guest 28	\$428,100
Moselle Four 28	\$413,600
Moselle Five 32	\$443,900
Moselle Five Guest 33	\$471,100
Veneto Four 28	\$417,200
Veneto Four Guest 27	\$425,200
Veneto Four Guest 28	\$427,300
Veneto Four Guest 29	\$432,700
Verdelho Four 25	\$381,600
Verdelho Four Twist 25	\$385,900
Verdelho Four 26	\$400,300
Verdelho Four Twist 26	\$400,100
Verdelho Four Twist 27	\$402,300
Verdelho Five 28	\$413,700
Verdelho Five Twist 28	\$413,800
Verdelho Five Guest 28	\$424,000
Verdelho Five Guest Twist 28	\$425,200
Verdelho Five 31	\$434,300
Verdelho Five Guest 31	\$445,000

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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