



# CLUSTER 5A LOT PRICING

Lot #	Lot Type	Lot Size (sqm)	Groupie Lot Area (excl. driveway)	EUA Size	Total Area (Lot + EUA)	Lot Price
1	Cottage	830		76	906	\$265,000
2	Cottage	620		142	762	\$240,000
3	Cottage	620		138	758	\$240,000
4	Cottage	620		124	744	\$260,000
5	Cottage	620		136	756	\$260,000
6	Cottage	620		130	750	\$255,000
7	Cottage	620		139	759	\$240,000
8	Cottage	902		253	1,157	\$265,000
9	Family	981		180	1,161	\$295,000
10	Family	981		190	1,171	\$295,000
11	Family	981		173	1,154	\$295,000
12	Family	981		195	1,176	\$295,000
13	Family	981		201	1,182	\$295,000
14	Family	957		175	1,132	\$300,000
15	Groupie	513	**406	98	611	\$170,000
16	Groupie	409	**336	77	486	\$140,000
17	Groupie	385	**336	77	462	\$140,000
18	Groupie	361	**336	77	438	\$140,000
19	Groupie	350	**350	70	420	\$140,000
20	Family	1040		208	1,248	\$300,000
21	Family	1040		181	1,221	\$300,000
22	Family	1040		155	1,195	\$300,000

- Lot size is in square meters.
- EUA = Exclusive Use Garden Area.
- \*Strata levies are estimates only and may be subject to change. Accurate levies for individual lots will be available in the sales contract.
- All lot pricing includes a solar battery.
- Groupie dwelling maximum size is 100sqm and maximum occupancy is three people due to rainwater catchment provisions.
- Purchase of a Groupie lot is subject to financial [eligibility criteria](#).
- \*\*Groupie lot sizes include the battle-axe driveway easement but we have also noted useable lot area for site planning purposes.

