



CLUSTER 5B LOT PRICING

Lot #	Lot Type	Lot Size (sqm)	Lot Area (excl. driveway)	EUA Size	Total Area (Lot + EUA)	Lot Price
1	Cottage	785	-	126	911	Offers from \$475,000
2	Cottage	660	-	127	779	\$385,000
3	Cottage	660	-	144	804	\$375,000
4	Cottage	660	-	122	782	\$380,000
5	Cottage	660	-	133	793	\$360,000
6	Cottage	660	-	131	791	\$325,000
7	Cottage	660	-	128	788	\$295,000
8	Cottage	670	-	171	841	\$265,000
9	Family	1040	-	166	1,206	\$400,000
10	Family	1040	-	176	1,216	\$400,000
11	Family	1040	-	194	1,234	\$400,000
12	Groupie	360	**336	83	443	\$150,000
13	Groupie	384	**336	79	463	\$155,000
14	Groupie	408	**336	79	487	\$160,000
15	Cottage	528	**420	104	632	Offers from \$295,000
16	Short Stay	528	**528	-	-	\$345,000
17	Short Stay	519	**489	-	-	\$345,000
18	Short Stay	532	**472	-	-	\$345,000
19	Short Stay	562	**472	-	-	\$355,000
20	Short Stay	645	**472	-	-	Offers from \$425,000

- 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](#).
- **Groupies, the eastern Cottage lot and the Short Stay lot sizes include the battle-axe driveway easement but we have also noted useable lot area for site planning purposes.

