



BESPOKE

Imagine Design Build

21a Morotai Crescent, Castlecrag 2068

Key Facts:

Council: Willoughby Council

Land Zoning: R2

Maximum Building Height: 8.5m

Acid Sulphate Soil: Class 5

Bushfire Rating: Vegetation Buffer Zone

Construction Cost Guide:

Based on the requirements noted above and the relevant lot specific information applicable, along with our recent experience building in the area, the cost of construction for a two storey home of 348.51m² size with 5 bedrooms, 2.5 bathrooms and 2 garage spaces is **\$1,350,000-\$1,400,000*** for the dwelling itself with our Premium Finishes 2021 specification – depending on inclusions and final design levels.

In addition, Wincrest Bespoke can offer our end-to-end management of the project including the following items:

Demolition: **\$15,000- \$20,000**

Landscaping, Pool & Driveway: **\$150,000-\$200,000**

Timeframes:

From Settlement to DA Approval: **9-12 Months**

Construction time: **13-15 Months**

Please contact our General Manager Lance Paneras (details below) who will be happy to walk you through our process and answer any questions you might have.

LANCE PANERAS

General Manager

Wincrest Group Pty Ltd

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**Final price is subject to timeframe for commencement, final design, council conditions, arborist requirements and bushfire rating.*



LOCATION:
**21a MOROTAI CRESCENT,
CASTLECRAG**

FOR CLIENT:
McGRATH

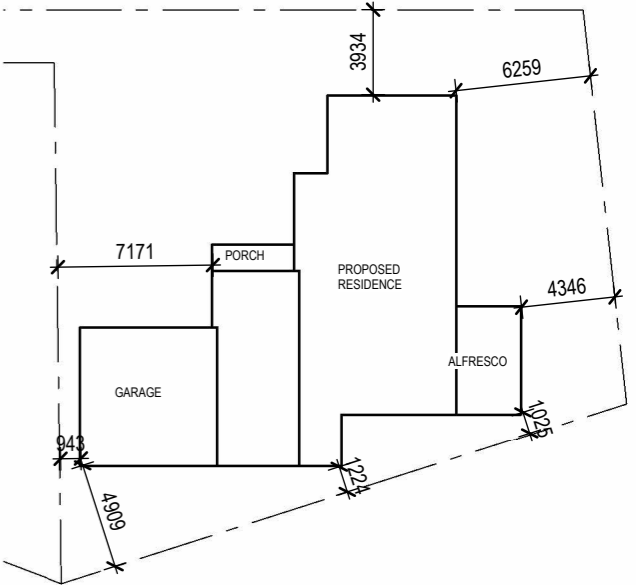
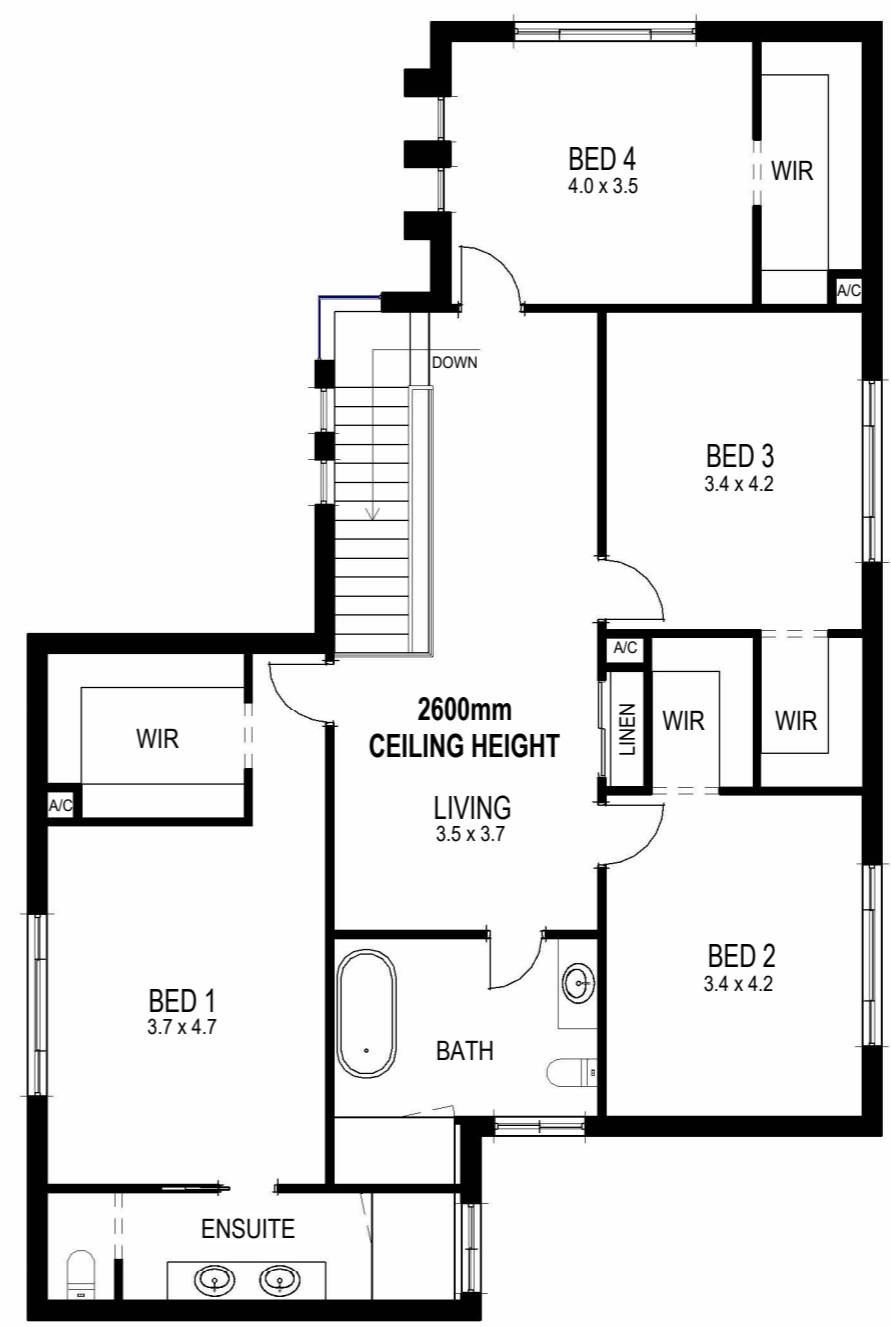
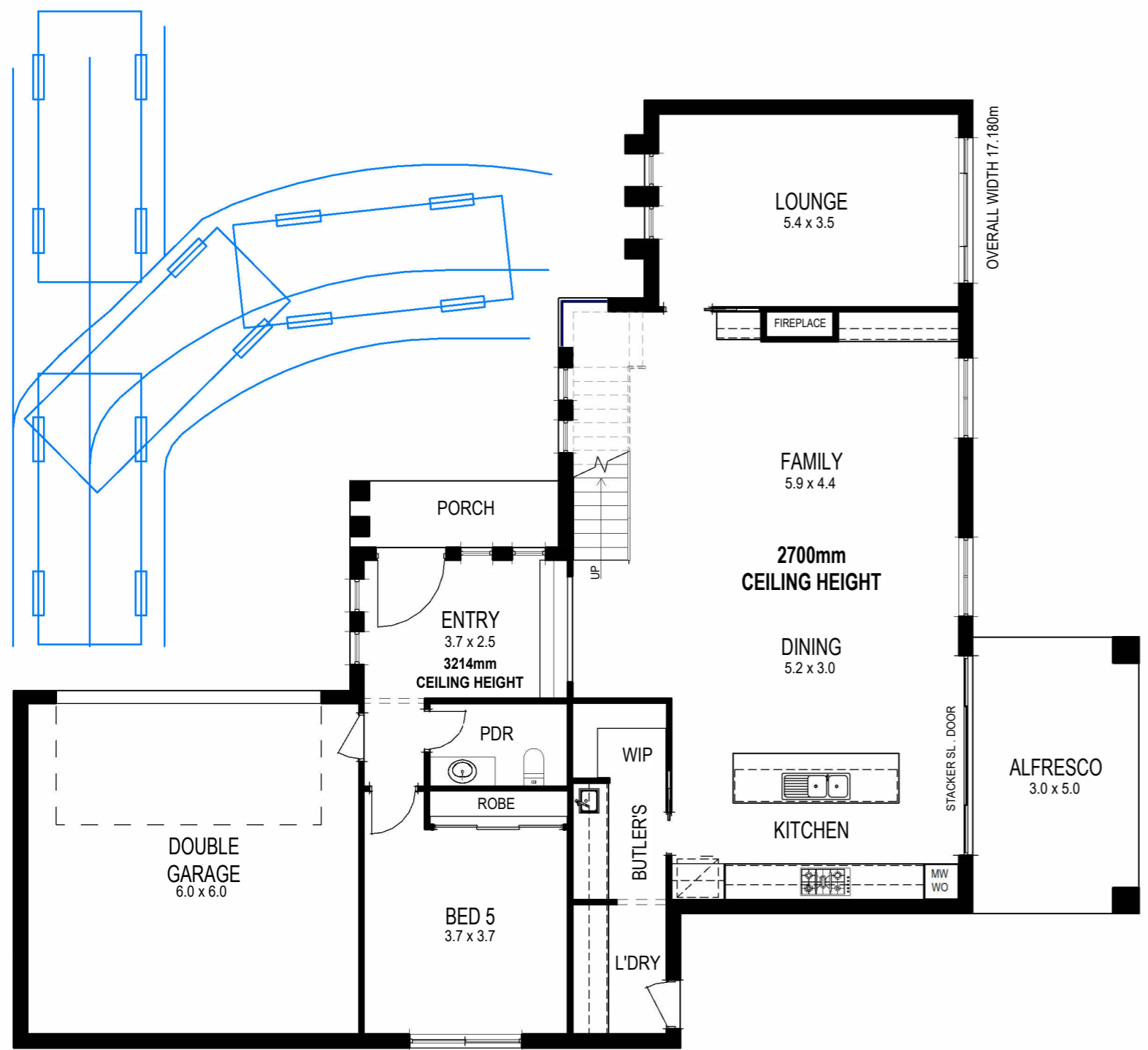
DATE:
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DRAWN:
GN

JOB No:

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AREAS ARE APPROXIMATE ONLY
 DUE TO PLANS PROVIDED BY OWNER HAVING INSUFFICIENT DIMENSIONS AND PLANS NOT TO SCALE
 OWNER **MUST** PROVIDE **DWG's** BEFORE THE COMMENCEMENT OF FIRST DRAFT DRAWINGS



AREAS	
FIRST FLOOR	144.75 m ²
GROUND FLOOR	143.13 m ²
GARAGE	41.08 m ²
ALFRESCO	15.00 m ²
PORCH	4.55 m ²
Grand total	348.51 m²

OVERALL LENGTH 20.380m

GROUND FLOOR

FIRST FLOOR