



Lot 170 Crestwood Rise, Norman Gardens

\$812,500

Inclusions

Fixed Price, Turn-key H&L package

Land Size: 815m²

6.6 kW Solar power system

Open plan design

Designer kitchen, stone benchtops

Induction cooktop, stainless steel appliances

Spacious Family/Dining area

Master Bed with WIR & luxurious Ensuite

Roomy secondary bedrooms with built-in robes

Generous AI Fresco under main roof

Air-Conditioners (Split) to Bed 1, Family & Media

Ceiling fans to Living area, Bedrooms, AI Fresco

Timber look flooring throughout

Full ht tiling to Ensuite & Bathroom

Diamond grille screens throughout

Roller blinds to all windows

Grey tint glass throughout (excl. wet areas)

Superior fixtures and fittings

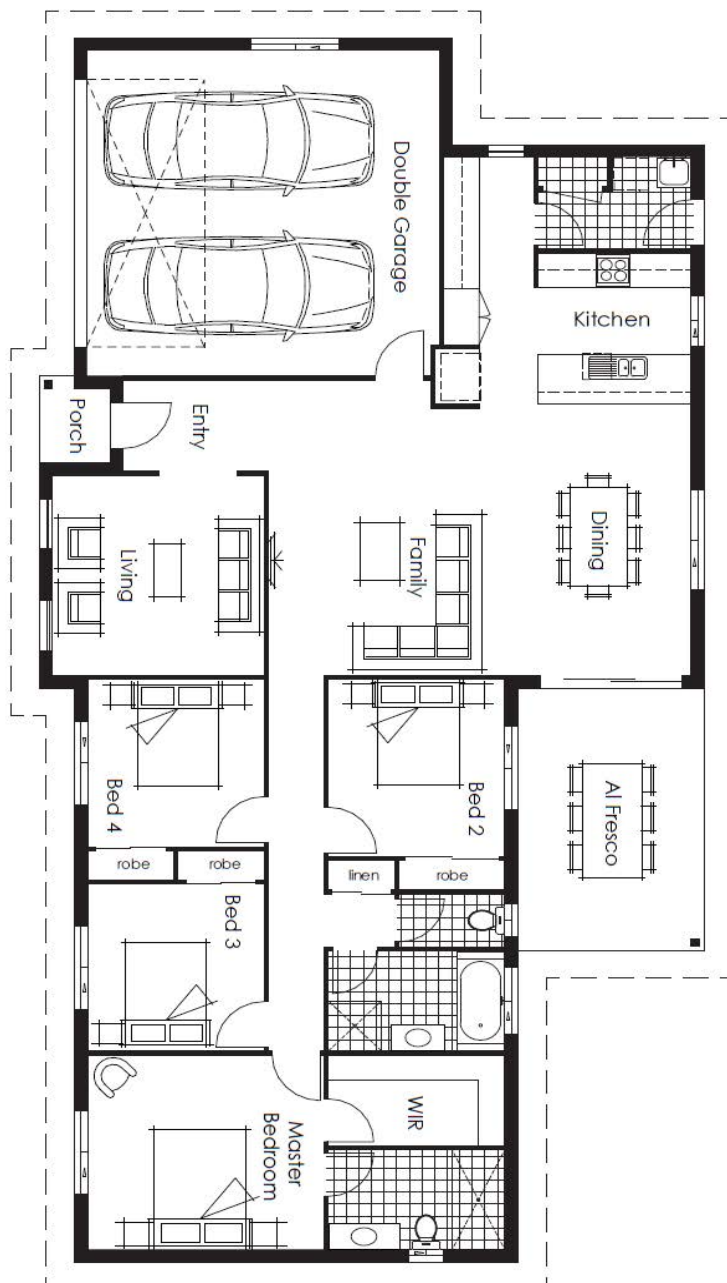
Fenced & landscaped

Exposed aggregate driveway

Leading local builder

Notes:

- Elevations and floor plans indicative - confirm lot specific details in working drawings and specification.
- Design copyright Keppel Developments Pty Ltd 2026



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Nigel Gray 0448 333 666



Price List - CRESTWOOD HEIGHTS

Lot	Area m2	Price	Status
149	1,516	\$229,000	Available
156	1,149	\$949,000	H&L Pkge

Price List - CRESTWOOD RISE HOUSE & LAND PACKAGES SAVE \$\$\$ WITH 'OFF THE PLAN' PRICING

Lot	Land Area	House Design	Area M2	Package Price	Status	Bldr
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Stage 1

166*	674	Debbie	191.3	\$749,900	HOLD	H
167*	650	Evie	178.9	\$719,500	Available	H
168*	775	Ellie	183.7	\$745,000	Available	H
169	1003	Lucy	205.4	\$837,750	Available	H
170	815	Adele	211.7	\$812,500	Available	H
182*	676	Tamara	180.2	\$725,000	Available	H
183*	631	Chloe	189.5	\$739,000	Available	H
184*	631	Laura	187.9	\$735,000	Available	H
185*	631	Ellie	186.0	\$729,900	Available	H
186	704	Debbie	192.2	\$755,500	Available	H

* FHOG eligible H&L package

Updated 2 May 2026

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CRESTWOOD RISE

Terms & Conditions of Purchase

- A separate land and build contract will be issued for each lot / H&L package;
- We have awarded 3 local builders the 30 H&L packages to be constructed in Crestwood Rise. The first batch of H&L packages will be built by Highline Homes, the Capricorn Coast's biggest builder. Allocation of builder for each package is at the discretion of Keppel Developments;
- Designs have been allocated to specific lots – swapping of designs between lots isn't possible;
- Each builder will offer a number of colour palettes. Each buyer has a choice of colour scheme for their home but mix and matching between colour palettes isn't possible given the number of packages on offer in this stage – colour palettes will be issued once each build contract has been signed;
- Expected lot registration is July 2026 with builds to start as soon as possible thereafter. In the event a buyer has already paid their 'Build Deposit' (prior to registration of the land), preference will be given to any buyer who has already paid their deposit. This can save quite a few weeks as the builder commences preliminary work (soil test, full wkg dwgs, engineering, payment of home warranty insurance premium) on receipt of the build deposit payment from each buyer;
- Contracts for each H&L package should be available for signing by the end of May '26 so buyers can apply for the \$30K FHOG (currently due to end 30/6/26) where their H&L package is under \$750,000;
- Finance for each buyer's purchase is expected to be approved / complete by the end of June '26 in readiness for lot registration / land settlement which is due 14 days after each buyer receives notice of lot registration;
- The builder will lodge the build docs for building approval ASAP after each buyer settles their land. In the event the buyer has also paid their 'Build Deposit' progress claim, this will accelerate lodgement of build docs for building / plumbing approval. The builder will make a start on site usually within a couple of weeks after receiving building approval from local council;
- In the event the buyer is relying on their lender to process the builder's 'Build Deposit' progress claim at or just after land settlement, the builder will begin preparation of build docs as soon as the build deposit payment has been received;
- A list of available upgrades to the standard specification for each package will be forwarded to each successful applicant after receipt of each buyer's completed 'Intention to Purchase' form;
- H&L packages will be allocated on a strictly 'first come, first served basis'. It may be advantageous to select more than one package in order of preference in case you miss out on your first preference;
- While we are yet to finalise the packages for the second release, we believe most, if not all of the \$30K FHOG packages have been included in the first release of packages so if you are a First Home Buyer, please act quickly to secure one of the limited number of packages available;

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- On signing of the land contract, the buyer will be required to pay a \$5,000 deposit with the balance not due until land settlement;
- Land deposits are to be paid into the buyer's solicitor's trust account with a copy of the trust account receipt emailed to Keppel Developments on issue of the trust account receipt;
- An \$1,100 non-refundable deposit is required to finalise each buyer's working drawings including any NON STRUCTURAL variations / upgrades to the standard specification;
- Account details for payment of each buyer's initial build deposit will be forwarded to each buyer once each buyer's upgrades / non-structural variations have been established;
- Each buyer is allowed a MAXIMUM of FIVE non-structural variations – where a buyer elects to increase the size of their AI Fresco area, this does NOT constitute one of the five allowable non-structural variations allowed under the build contract – it will however impact the build price which could make the package no longer eligible for the \$30K FHOG;
- Discuss any requested non-structural variations with Nigel as soon as your lot has been allocated so any price difference can be calculated / included in the build contract price;
- H&L packages in Crestwood Rise will begin hitting the market from Friday (1/5/26). Given the level of interest, we anticipate these packages will sell quite quickly so please finalise your choice of package and any upgrades / non-structural variations for your selected H&L package as promptly as possible so your contracts can be prepared / issued for your review & signing prior to the 30/6/26 deadline for the \$30K FHOG;
- If you have any questions, don't hesitate to email, text or call – email is always best!
sales@kepdev.com.au

I / We agree to the above Terms & Conditions of Purchase

Lot Number / Street Name

Buyer 1 Name

Buyer 2 Name

Buyer 1 Signature

Buyer 2 Signature

Date

Date

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