

80A OLIVER ST, FRESHWATER



ICON HOMES

SYDNEY'S CUSTOM KNOCK DOWN REBUILD SPECIALISTS

www.iconhomes.com.au



80A OLIVER ST, FRESHWATER

Opportunities like this don't come along very often. A prime Freshwater location, sizeable 555sqm block on the corner of Oliver & Wyuna - this is the perfect location to build your dream home!

Together with our friends at Upstate we are excited to show you what is possible at this exciting location.

UPSTATE



WHAT DESIGN WILL WORK?

The Killarney 30 is just as impressive on the inside as it is on the outside! This home delivers a show stopping façade influenced by the best of mid-century architecture. This versatile floor plan works exceptionally well on most blocks and includes everything a family could need from a separate media room to a study nook!

This home fits perfectly on this block - attached you will see site plans that show the home on 80A Oliver St, Freshwater and the side setbacks as well as the rear yard your family will enjoy.

This is just a starting point to your custom designed home, but it gives you an idea on what is possible and the size of the home you can fit on 80A Oliver St, Freshwater.

Give us a call to discuss the possibility of increasing the density subject the council approval.



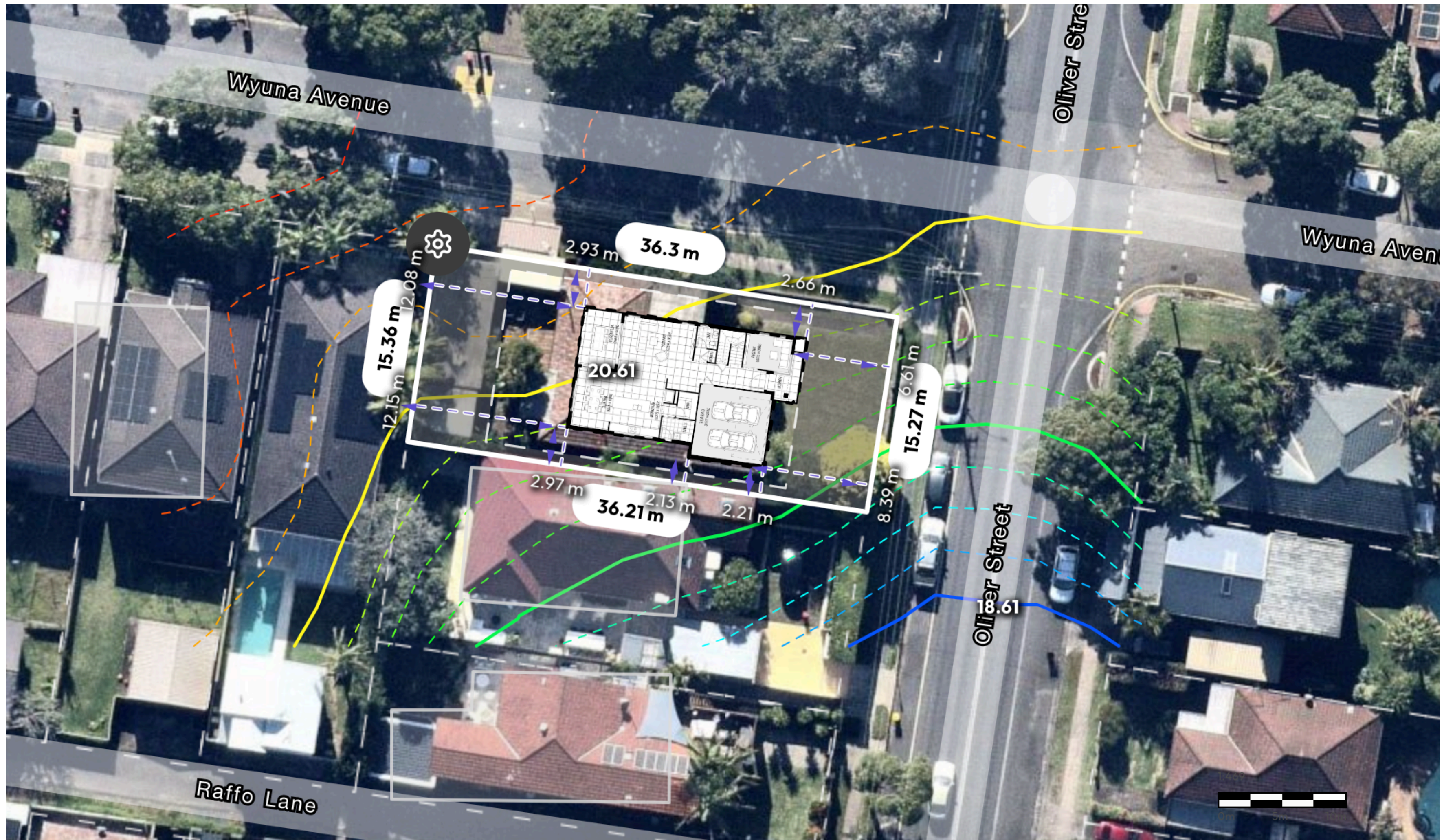
THE KILLARNEY 30

4 Beds 2.5 Baths 2 Car Spaces

Itemised Floor Areas	
Living	218.03 sqm
Garage	34.41 sqm
Porch	5.81 sqm
Alfresco	13.32 sqm
Total	271.57 sqm

Land Requirements	
Minimum Length	26.00 m
Minimum Width	13.00 m
Minimum Area	338.00 m ²

FITS 13M BLOCK WIDTH





WHAT WILL IT COST?

One of the biggest variables in a KDR project are the site costs and when you build with Icon we want to minimise any surprises. Our team have completed a quick desktop analysis and here is an estimate of costs to build your dream home. Included is the cost to build The Killarney 30, and specific site specific costs for 80A Oliver St, Freshwater.

These are just estimates, but will give you a clear guide on what you are looking at as a starting point to build your dream home on this site. Our intention with these costs is to provide a rough guide to assist with your budget planning for purchase, for a firmer estimate we would need to complete a site inspection. This is at no cost and can be booked in by contacting us.

SUITABLE DESIGNS	CDC/DA	COST (ex Site Costs)
The Kilarney 30	TBC	\$795,000
SITE CONDITION	DESCRIPTION	COST
Demo	By client.	\$35,000
Electrical Power Pole	Electrical power pole required on all new builds.	\$5,000
Stormwater	Falls to the street On Site Detention required .	\$30,000
Internal Steps		\$20,000
Drop Edge Beam		\$25,000
Rock Excavation / Spoil Removal		\$10,000
Traffic Management		\$10,000
TOTAL COST		\$930,000

***Prices given are estimates and are to be used as a guide only.
Site Survey, soil testing & input from a town planner are necessary to confirm pricing.*



THE ICON DIFFERENCE.



An Architectural Designed Home, Without The Price Tag.

Our award-winning team design + construct 40 homes across Sydney each year. This scale combined with our process allows us to deliver stunning, architecturally designed or inspired homes at a much more reasonable cost.

Each Icon Home is custom designed and built to ensure you are getting the most out of your block and getting a home that works for the way your family lives.

We can't wait to chat to you and start designing your dream home! .

OUR PROCESS.



Our Client's play a crucial role in this stage of the process. You can start with one of our designs or your own inspiration, your home is completely your own.

DESIGN



When building with ICON, we don't want any nasty surprises & our ultimate goal is to deliver our clients a home they love at a price within their budget.

TENDER



Our expert team take care of everything. Each client has a dedicated team member to look after their project including obtaining approvals from Council and all necessary certifications, as well as selecting all the elements that make your home your own.

PRE-CONSTRUCTION



Now for the main event - our construction team are the best in the business and pride themselves on the stunning homes they deliver.

The team have a combined 200+ years of experience and their work speaks for itself.

CONSTRUCTION



OUR
WORK.





sales@iconhomes.com.au



1800 MY ICON



81 Christie St,
St Leonards, NSW 2065

LET'S TALK.
