

# LETSWORK™



## SALES ESTIMATE

PREPARED BY:

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## FOR THE LIFE YOU LOVE

## WE'RE HERE TO DELIVER YOUR DREAM

### VISION

Entrusting Letswork with building your new home is our proudest moment. We focus on delivering to your family a home that lives up to your dreams and aspirations. The very best home, at the very best price; that's real value. Letswork specialise in creating spaces that are a sanctuary from everyday life. Homes that are warm, liveable places that not only please the eye but also soothe the senses. At Letswork, we build homes for the life you love.

### FOCUS

It starts with a dream, your dream. We create homes that reflect who you really are. This is achieved with our customer service, builders, and interior designers working in tandem with you to deliver your vision. Every little detail matters when you build a new home with us. Impeccably customised to your budget with superior craftsmanship and sophisticated design finishes. Clean lines, tasteful simplicity and the utmost attention to detail are found in these elegant home designs. Everything is designed with living in mind for you and your family.

### PASSION

Making beautiful homes that suit our clients' lifestyles is what we love to do. Our homes are designed in dialogue with our passionate team who have a total commitment to your well-being and satisfaction. We aim to draw inspiration from your lifestyle aspirations to create the home of your dreams. Whether it's a builder, draftsman or interior designer, our commitment to customer service is the reason buyers give glowing testimonies for Letswork.

### INTEGRITY

Our philosophy is to challenge what has become acceptable and to only be satisfied with the very best. We hold the highest regard for the work we do, the people we work with, and the clients we build beautiful homes for. We take responsibility and accept accountability for every step of your home-building experience. Our work is full of emotion from concept to reality. Nothing gives us more satisfaction than a happy owner.

| <b>1. STRUCTURAL</b>                                       |   |
|--|---|
| Site costs up to 450mm Cut & Fill                          | Clean cut and fill to 450mm. No rock breaking or soil removal included  |
| M class Slab Included                                      | Engineered slab to M class soil requirements. No piercing included  |
| Structural frame and Trusses                               | 75mm Treated tiber pine frame and trusses to engineer design  |
| Ceiling Heights  | 2440mm ceiling batten   |
| 10mm Gyprock   | Installed to all internal dry walls, with 75mm Cornice  |
| 10mm Water Resistant Gyprock                               | Installed to all wet area walls   |
|  |   |
| <b>2. GENERAL EXTERNAL INCLUSIONS</b>                      |   |
| Standard façade  | Standard face brick façade to suit the design. (primeline cladding design specific)   |
| Exposed Aggregate Driveway 50sqm                           | Exposed aggregate driveway from builders range colours max 50sqm  |
| Metal Roof   | Choose metal or tiled roof from builders range colours  |
| Metal Gutter & Facia                                       | Metal or Facia and Gutter from builders range colours   |
| Panel Lift garage Door                                     | Metal panel lift door to garage with 2 hand remotes and 1 wall mounted remote in builders colours   |
| 920mm Paint Grade Front Door                               | 920mm Paint grage front door from builders range  |
| Hot Water System   | 205L energy efficient electric heat pump HWS - Solar Ready  |
| Aluminium Windows and Doors                                | Standard size aluminium windows and doors in builders colours   |
|  |   |
| <b>3. ELECTRICAL</b>                                       |   |
| Lighting and Powerpoints                                   | One light fitting per room using white power points and light switches throughout the home from the Builders Range. 1 double power point per bedroom and 2 double power points per living area. |
| Split System Air Conditioning                              | 2.5kw Split System Air to Master Bedroom, 7.0kw Split System Air to Family Room   |
| TV & Data Points   | 2 x TV points and 1 x Data point  |
| Smoke Detectors  | Hard-wired Certified smoke alarms placed as per Legislation.  |
| Garage Lighting  | One LED Light to the garage   |
| NBN Ready  | Conduit installed ready for NBN connection  |
|  |   |
| <b>4. GENERAL INTERNAL INCLUSIONS</b>                      |   |
| 3 Coat Paint System  | 3 coat paint system using only quality brand paints   |
| Pine skirting and architraves                              | All architraves and skirtings are pre-primed pine   |
| Gainsborough door handels and dead locks                   | Quality Gainsborough door handles and lcocks from builders range  |
| Corinthian flush panel doors                               | Corinthian quality flush panel doors to internal  |
| All wet area tiled and functional                          | All wet areas tiled up to 450 x 450 tiles from builders range.  |
| Back to wall toilet suites                                 | Quality BTW toilet suite with soft close seat   |
| Toilet roll holder   | Chrome toilet roll holder from builders range   |
|  |   |
| <b>5. INCLUSIONS - KITCHEN / LAUNDRY</b>                   |   |
| 20mm Silica Free Stone Bench Top to Kitchen Bench & Island | Silica free stone cut to size in factory to bench 600mm wide and Island 800mm wide  |
| 600mm Gas Cooktop and Electric Oven                        | 600mm Built in gas or electric cooktop with built in oven   |
| Recycled Ducted Range-Hood                                 | Undermount ducted rangehood fitted to overhead cabinets   |
| Dishwasher Provision with conections                       | Standard 600mm DW provision with plumbing and electrical connections  |
| Polytec Cabinetry to Kitchen                               | Large range of Polytec cabinet finishes available   |
| Chrome Mixer Tap to Kitchen                                | Chrome kitchen mixer, DW conections   |
| Stainless Steel kitchen sink                               | Stainless 1.3/4bowl kitchen sink with drainer   |
| Overhead Cupboards to Full Length of Kitchen Bench         | Custom built overhead cabinets the full length of kithen bench  |
| 4 Draw set with a Cutlery Tray                             | Standard 4 draw set with cutlrey tray in top draw   |
| Pantry 4 Shelves   | 4 Melamine/polytec shelves to pantry  |
| Tiles 450 x 450 to kitchen, Pantry and Laundry floors      | 450 x 450 tiles from builders range   |
| Clark Self Standing Laundry Tub with Tile Splashback       | Self standing 35l stainless tub with one cupboard under   |
| Chrome Mixer Tap to Laundry                                | Chrome mixer from builders range  |
|  |   |
|  |   |
|  |   |
|  |   |
|  |   |

|   |   |
|---|---|
|   |   |
| <b>6. INCLUSIONS - MASTER BED/ENSUITE/WIR/BEDROOMS</b>        |   |
| Builders Range Carpet with quality Underlay to master and wir | Large range of standard builders range carpet on quality underlay       |
| 450 x 450mm tiles to ensuite to 2100                          | 450 x 450 tiles to ensuite floor, 2100h in shower recess                |
| Semi-Frameless Shower Screen                                  | Frameless shower screen with pivot door (design dependant)              |
| Vanity with Moulded Ceramic Top                               | Quality vanity unit wih moulded ceramic top and soft close cabinets     |
| Frameless Mirror to Length of Vanity                          | Frameless mirror with polished edge fitted the length of the vanity top |
| One Melamine Shelf, Hang-Rail                                 | maximum hanging space with melamine shelf and hanging rail to WIR       |
| Toilet roll holder  | Chrome toilet roll holder from builders range                           |
| Towel Rail  | Chrome double towel rail from builders range                            |
| Builders Range Carpet with quality Underlay to Bedrooms       | Large range of standard builders range carpet on quality underlay       |
| Sliding robe doors to bedrooms                                | Sliding robe doors with vinyl finish to bedrooms                        |
|   |   |
| <b>7. INCLUSIONS - BATHROOM</b>                               |   |
| Standard Tiles in Bath to Wet Areas                           | 450 x 450 tiles to bathroom floor, 2100h in shower recess and over bath |
| Semi-Frameless Shower Screen                                  | Frameless shower screen with pivot door (design dependant)              |
| Frameless Mirror to Length of Vanity                          | Frameless mirror with polished edge fitted the length of the vanity top |
| Chrome Mixer Taps to Ensuite                                  | Chrome taps, mixers and shower rose from builders range                 |
| Vanity with Moulded Ceramic Top - Bath and Ensuite            | Quality vanity unit wih moulded ceramic top and soft close cabinets     |
| Self-Standing BTW Bathtub                                     | Quality self standing Back To Wall bathtub from builders range          |
| Toilet roll holder  | Chrome toilet roll holder from builders range                           |
| Towel Rail  | Chrome double towel rail from builders range                            |
|   |   |



# LETSWORK 194S

Facade: Facade 224S

4 
 2 
 2 
 305sqm 
 194sqm

## Client Name

Karan Paig

Lot 342

Stage 3 Arbourwood

Priced from

**\$340,680**

|                   |                      |
|-------------------|----------------------|
| Garage            | 38.49sqm             |
| Porch             | 1.76sqm              |
| Alfresco          | 12.40sqm             |
| Size Ground Floor | 194.11sqm            |
| <b>Total Area</b> | <b>21sq (194sqm)</b> |



Site Calculations

|                     |                      |
|---------------------|----------------------|
| SITE AREA           | 304.74m <sup>2</sup> |
| EXISTING FLOOR AREA | 0.00m <sup>2</sup>   |
| PROPOSED AREA       | 223.76m <sup>2</sup> |



**PROPOSED DWELLING**  
194.11 sq m

EXISTING DWELLING STRUCTURE

Disrupted by Canibuild.

Client Name Karan Paig      Client Email karan@letswork.com.au      Client Phone 0432034543      Signature \_\_\_\_\_

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**ALL DIMENSIONS ARE IN METERS.**



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**Property Details**  
Lot 342, Stage 3, Arbourwood, QLD 4506, Australia  
Lot/DP: 342

| Sheet Name  | Sheet no.                                  | Lic no.               | Job no.                  |
|---|--|-----------------------|--------------------------|
| Site Plan   | 1  |                       |                          |
| <b>Design</b><br>Letswork 1945                    |  |                       | <b>Scale</b><br>1:200@A3 |
| <b>1<sup>st</sup> version date:</b><br>15/01/2026 | <b>Current version date:</b><br>15/01/2026 | <b>Version #</b><br>0 |                          |



Disrupted by Canibuild.



Client Name Karan Paig      Client Email karan@letswork.com.au      Client Phone 0432034543      Signature \_\_\_\_\_

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**Property Details**  
 Lot 342, Stage 3, Arbourwood, QLD 4506, Australia  
 Lot/DP: 342

| Sheet Name  | Sheet no.                                  | Lic no.               | Job no.                      |
|---|--|-----------------------|------------------------------|
| Site Plan   | 2  |                       |                              |
| <b>Design</b><br>Letswork 194S                    |  |                       | <b>Scale</b><br>NOT TO SCALE |
| <b>1<sup>st</sup> version date:</b><br>15/01/2026 | <b>Current version date:</b><br>15/01/2026 | <b>Version #</b><br>0 |                              |



Entity LETSWORK  
 ABN 24 603 255 036  
 Lic #

100 Harris Street, Pyrmont, New South Wales - 2009, Australia

geoff@letswork.com.au



https://letswork.com.au/

# Quote 1717521 - 1

Scope: Refer to Letswork 194S site plan. Prepared by Geoff Short

**Date** 15/01/2026  
**Customer** Karan Paig  
 0432034543 -  
 karan@letswork.com.au  
**Job Site** Lot 342, Stage 3,  
 Arbourwood, QLD 4506,  
 Australia

| Item Name   | Price<br><small>(inc gst)</small> | Qty | UOM | Amount<br><small>(inc gst)</small> |
|---|-----------------------------------|-----|-----|------------------------------------|
| <b>Letswork 194S</b>  | \$279,360.40                      | 1   | Ea  | \$279,360.40                       |
| <b>Subtotal:</b>  |                                   |     |     | \$279,360.40                       |
| <b>Section Total:</b>   |                                   |     |     | \$279,360.40                       |
| <b>Ground Works</b>   |                                   |     |     |                                    |
| <b>External Site Costs</b>  |                                   |     |     |                                    |
| <b>Site Costs M Class soil per sqm 201 to 249sqm Low Set Build</b>              | \$87.00                           | 194 | SQM | \$16,878.00                        |
| <i>Site costs for custom builds 201 to 249sqm on M class soil Low Set Build</i> |                                   |     |     |                                    |
| <b>Subtotal:</b>  |                                   |     |     | \$16,878.00                        |
| <b>Section Total:</b>   |                                   |     |     | \$16,878.00                        |
| <b>External</b>   |                                   |     |     |                                    |
| <b>Driveway</b>   |                                   |     |     |                                    |
| <b>Exposed Aggregate Driveway 50sqm allowance</b>                               | \$9,199.99                        | 1   | EA  | \$9,199.99                         |
| <i>Exposed Aggregate driveway from garage entry to curb. Allowance 50sqm</i>    |                                   |     |     |                                    |
| <b>Subtotal:</b>  |                                   |     |     | \$9,199.99                         |
| <b>Section Total:</b>   |                                   |     |     | \$9,199.99                         |

## Electrical

### Air Conditioning Split Systems

|  |            |   |    |            |
|--|------------|---|----|------------|
| <b>Split System Air Conditioning to Master and Living rooms 2801 Letswork 123S</b>     | \$4,742.10 | 1 | EA | \$4,742.10 |
| <i>Split system Air Conditioning 2.5kw to Master Bed &amp; 7kw to main living area</i> |            |   |    |            |

**Subtotal:** \$4,742.10

**Section Total:** \$4,742.10

## Internal

### Flooring

|   |         |    |     |            |
|---|---------|----|-----|------------|
| <b>Carpet as marked on Plan</b>   | \$50.00 | 60 | SQM | \$3,000.00 |
| <i>Builders Range Carpet on quality underlay to bedrooms and living</i> |         |    |     |            |

|  |          |    |     |            |
|--|----------|----|-----|------------|
| <b>Tiles 450 x 450 as marked on Plan</b>             | \$110.00 | 50 | SQM | \$5,500.00 |
| <i>450 x 450 tiles from Builders Range porcelain</i> |          |    |     |            |

**Subtotal:** \$8,500.00

**Section Total:** \$8,500.00

**Sub Total** \$340,680.49

**Includes GST** \$28,971.40

**GRAND TOTAL \$340,680.49**

*Valid until 14/02/2026*

## Signed

Karan Paig

Client Name (Primary)

Signature

Date

Client Name (Secondary)  
LETSWORK

Signature

Date

Company Name

Signature

Date



**Geoff Short**

geoff@letswork.com.au

How to pay



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