

LETSWORK™



SALES ESTIMATE

PREPARED BY:

Geoff Short - Build Designs Estimations Manager
Phone: 1300 007 244 Email: geoff@letswork.com.au



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.

1. STRUCTURAL	
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
2. GENERAL EXTERNAL INCLUSIONS	
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
3. ELECTRICAL	
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
4. GENERAL INTERNAL INCLUSIONS	
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
5. INCLUSIONS - KITCHEN / LAUNDRY	
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

6. INCLUSIONS - MASTER BED/ENSUITE/WIR/BEDROOMS	
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
7. INCLUSIONS - BATHROOM	
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 189S

Facade: Facade 189S



4



2.5



2



5570sqm



188sqm

Client Name

Karan Paig

Lot 162

Stage 3 Forest Brooke

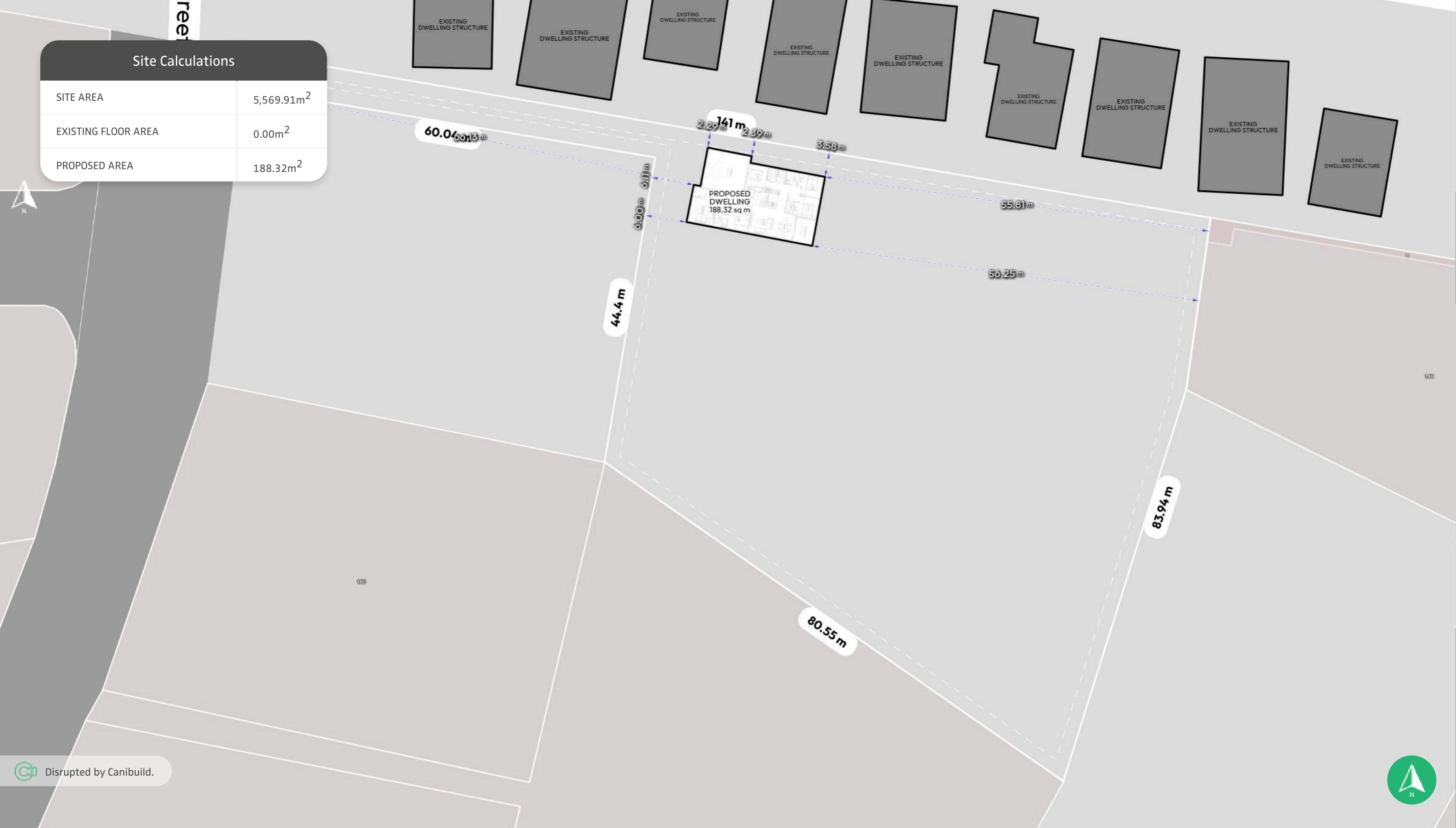
Priced from

\$357,000

Garage	36.08sqm
Porch	1.6sqm
Alfresco	10.15sqm
Size Ground Floor	188.32sqm
Total Area	20sq (188sqm)



Site Calculations	
SITE AREA	5,569.91m ²
EXISTING FLOOR AREA	0.00m ²
PROPOSED AREA	188.32m ²



Disrupted by Canibuild.



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

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geoff@letswork.com.au

Property Details
Lot 162, Stage 3, Forest Brooke, QLD 4301, Australia
Lot/DP: 162

Sheet Name	Sheet no.	Lic no.	Job no.
Site Plan	1		
Design Letswork 189S			Scale 1:500@A3
1 st version date: 10/02/2026	Current version date: 10/02/2026	Version # 0	





Disrupted by Canibuild.



Client Name Karan Paig

Client Email karan@letswork.com.au

Client Phone 0432034543

Signature _____

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Sheet Name	Sheet no.	Lic no.	Job no.
Site Plan	3		

Property Details

Lot 162, Stage 3, Forest Brooke, QLD 4301, Australia
Lot/DP: 162

Design	Scale
Letswork 189S	1:100@A3

1 st version date:	Current version date:	Version #
10/02/2026	10/02/2026	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 1774061 - 1

Scope: Refer to Letswork 189S site plan. Prepared by Geoff Short

Date 10/02/2026
Customer Karan Paig
 0432034543 -
 karan@letswork.com.au
Job Site Lot 162, Stage 3, Forest
 Brooke, QLD 4301,
 Australia

Item Name	Price <small>(inc gst)</small>	Qty	UOM	Amount <small>(inc gst)</small>
Letswork 189S	\$274,049.60	1	Ea	\$274,049.60
Subtotal:				\$274,049.60
Section Total:				\$274,049.60
Ground Works				
External Site Costs				
Site Costs M Class soil per sqm 160 to 200sqm Low Set Build	\$86.00	188	SQM	\$16,168.00
<i>Site costs for custom builds 160 to 200sqm on M class soil Low Set Build</i>				
Subtotal:				\$16,168.00
Section Total:				\$16,168.00
External				
Driveway				
Exposed Aggregate Driveway 50sqm allowance	\$9,199.99	1	EA	\$9,199.99
<i>Exposed Aggregate driveway from garage entry to curb. Allowance 50sqm</i>				
Subtotal:				\$9,199.99
Section Total:				\$9,199.99

Electrical

Air Conditioning Split Systems

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

Section Total: \$4,742.10

Internal

Flooring

Carpet as marked on Plan <i>Builders Range Carpet on quality underlay to bedrooms and living</i>	\$50.00	58	SQM	\$2,900.00
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Tiles 450 x 450 as marked on Plan <i>450 x 450 tiles from Builders Range porcelain</i>	\$110.00	54	SQM	\$5,940.00
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Subtotal: \$8,840.00

Section Total: \$8,840.00

Sub Total \$356,999.69

Includes GST \$28,455.12

GRAND TOTAL \$356,999.69

Valid until 12/03/2026

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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