

# LETSWORK™



## SALES ESTIMATE

PREPARED BY:

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

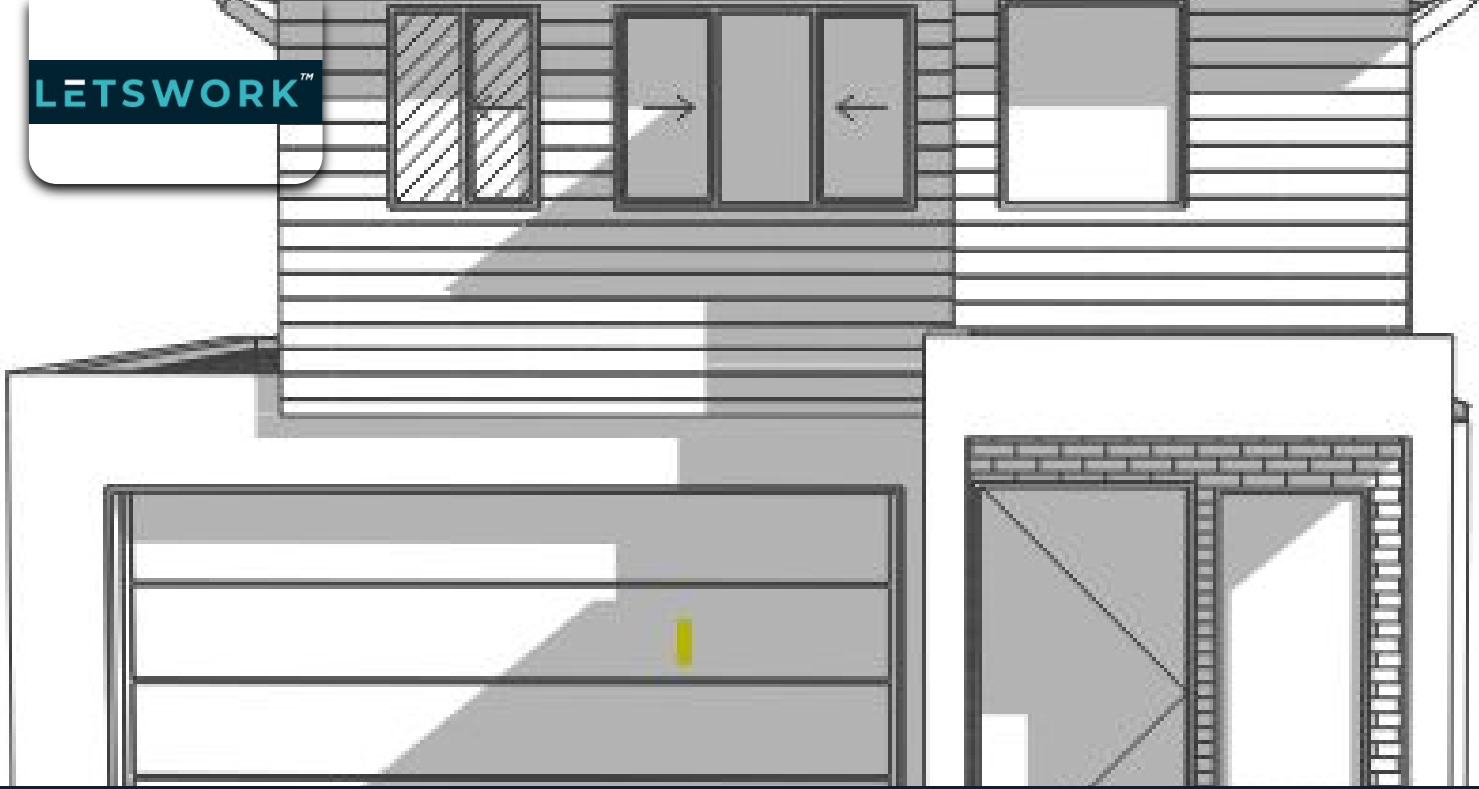
Making beautiful homes that suit our clients' lifestyles is what we love to do. Our homes are designed in dialogue with our passionate team who have a total commitment to your well-being and satisfaction. We aim to draw inspiration from your lifestyle aspirations to create the home of your dreams. Whether 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.



<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 259DSL

Facade: Facade 259DSL



4



2.5



2



835sqm



259sqm

## Client Name

Karan Paig

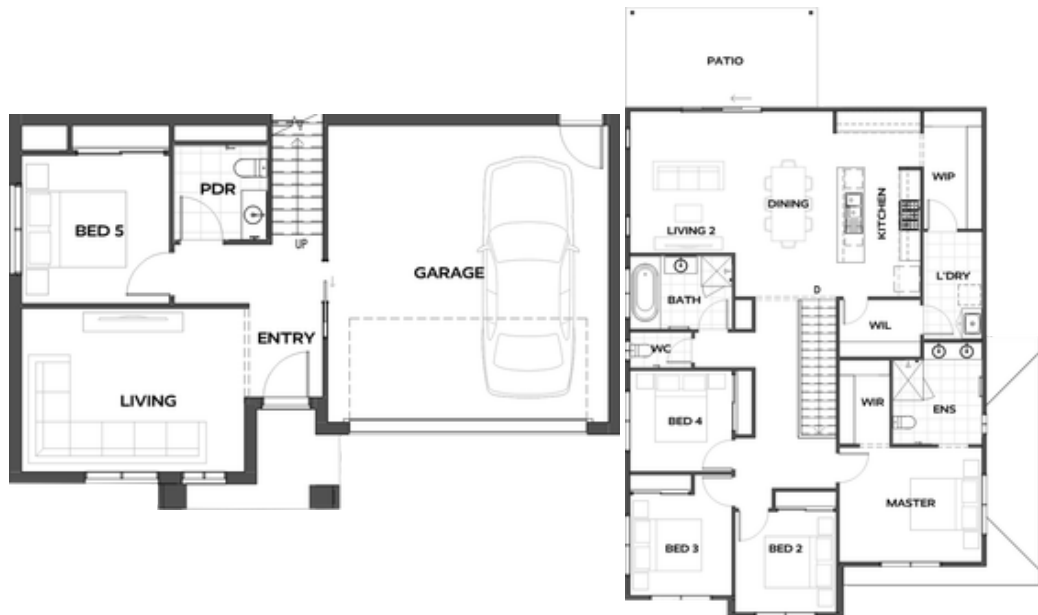
Lot 181

Stage 3 Forest Brooke

Priced from

**\$551,300**

Garage	38.49sqm
Porch	4.24sqm
Alfresco	16.84sqm
Size Ground Floor	88.73sqm
Size First Floor	170.68sqm
<b>Total Area</b>	<b>28sq (259sqm)</b>

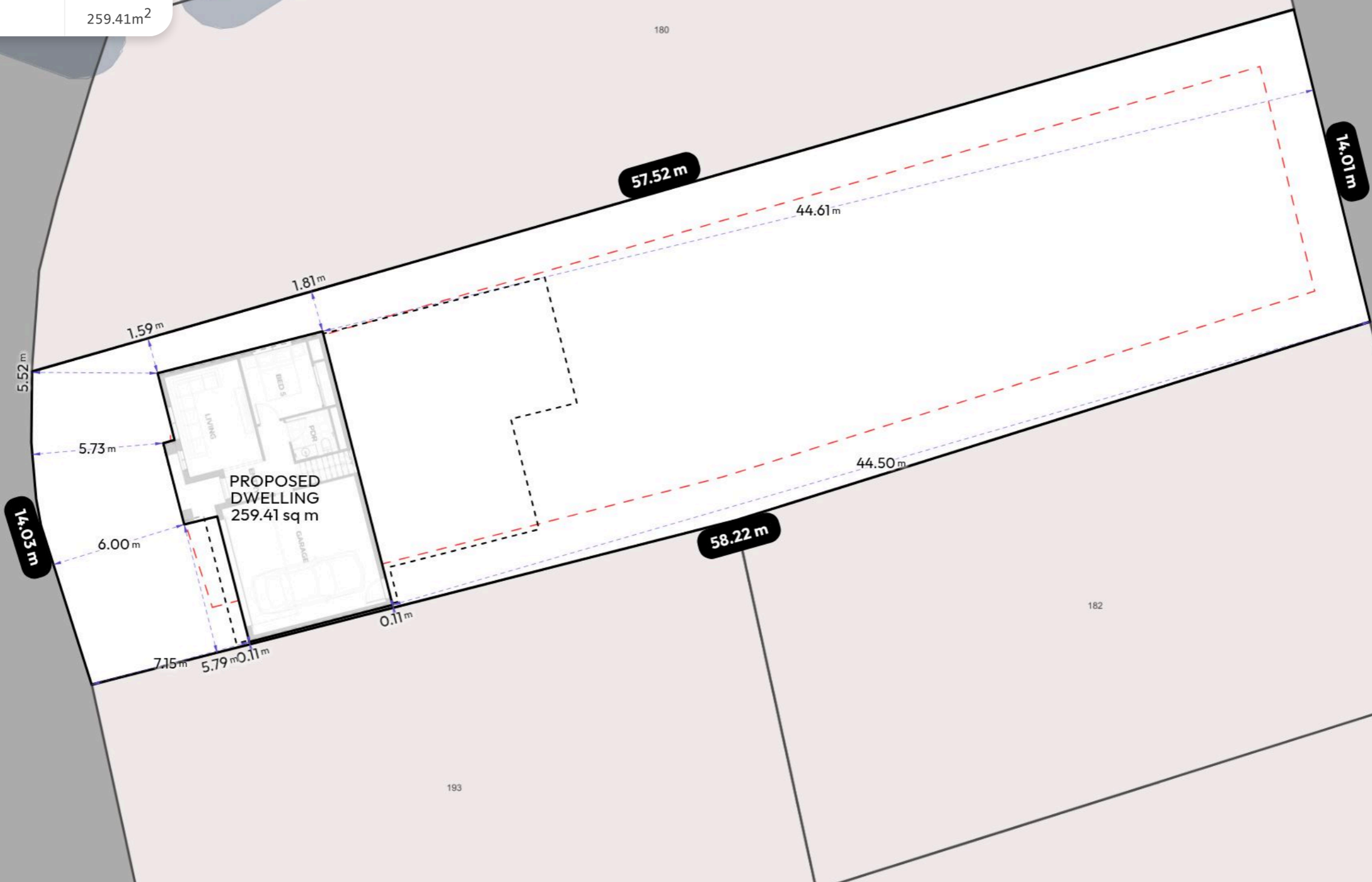


Ground Floor

First Floor

### Site Calculations

SITE AREA	835.22m <sup>2</sup>
EXISTING FLOOR AREA	0.00m <sup>2</sup>
PROPOSED AREA	259.41m <sup>2</sup>



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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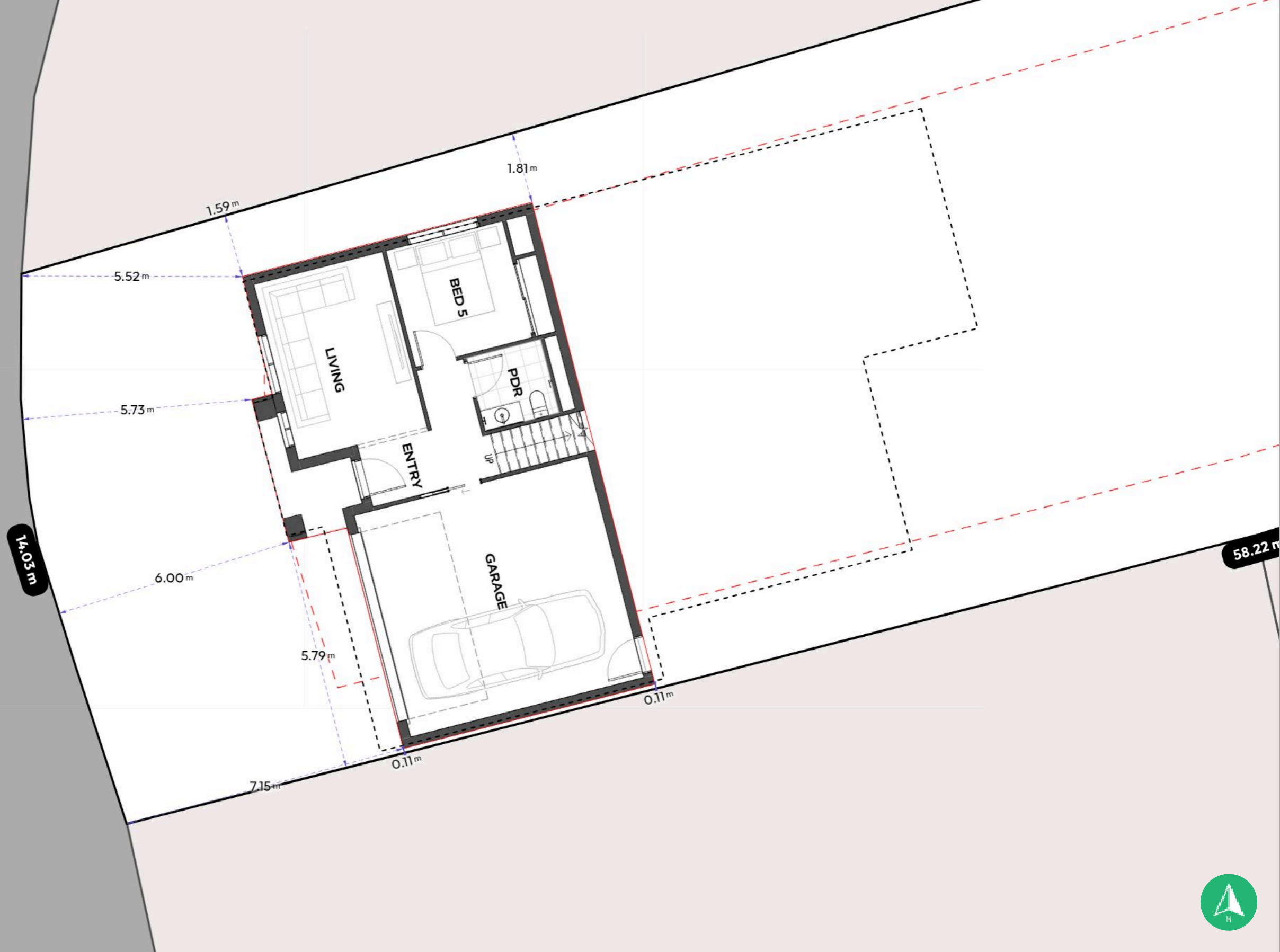
Sheet Name	Sheet no.	Lic no.	Job no.
Site Plan	1		

**Property Details**  
Lot 181, Stage 3, Forest Brooke, QLD 4301, Australia  
Lot/DP: 181

Design	Scale
Letswork 259DSL	1:200@A3

1 <sup>st</sup> version date:	Current version date:	Version #
10/02/2026	10/02/2026	0





Disrupted by Canibuild.

Client Name Karan Paig

Client Email karan@letswork.com.au

Client Phone 0432034543

Signature \_\_\_\_\_

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Sheet Name  
Site Plan

Sheet no.  
2

Lic no.

Job no.

**Property Details**

Lot 181, Stage 3, Forest Brooke, QLD 4301, Australia  
Lot/DP: 181

Design  
Letswork 259DSL

Scale  
NOT TO SCALE

1<sup>st</sup> version date:  
10/02/2026

Current version date:  
10/02/2026

Version #  
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 1774431 - 1

Scope: Refer to Letswork 259DSL site plan. Prepared by Geoff Short

**Date** 10/02/2026  
**Customer** Karan Paig  
 0432034543 -  
 karan@letswork.com.au  
**Job Site** Lot 181, Stage 3, Forest  
 Brooke, QLD 4301,  
 Australia

Item Name	Price <small>(inc gst)</small>	Qty	UOM	Amount <small>(inc gst)</small>
Letswork 259DSL	\$414,399.70	1	Ea	\$414,399.70
<b>Subtotal:</b>				\$414,399.70
<b>Section Total:</b>				\$414,399.70
Ground Works				
<b>External Site Costs</b>				
Site Costs M Class soil per sqm 250 to 350sqm Double Story Build	\$153.95	259	SQM	\$39,873.05
<i>Site costs for custom builds 250 to 350sqm on M class soil Double Story Build</i>				
<b>Subtotal:</b>				\$39,873.05
<b>Section Total:</b>				\$39,873.05
External				
<b>Driveway</b>				
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>				
<b>Subtotal:</b>				\$9,199.99
<b>Section Total:</b>				\$9,199.99

## Electrical

### Air Conditioning Split Systems

**Split System Air Conditioning to Master and Living rooms 2801 Letswork 123S**

*Split system Air Conditioning 2.5kw to Master Bed & 7kw to main living area*

\$4,742.10 1 EA \$4,742.10

**Subtotal:** \$4,742.10

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

## Internal

### Flooring

**Carpet as marked on Plan**

*Builders Range Carpet on quality underlay to bedrooms and living*

\$50.00 62 SQM \$3,100.00

**Tiles 450 x 450 as marked on Plan**

*450 x 450 tiles from Builders Range porcelain*

\$110.00 88 SQM \$9,680.00

**Subtotal:** \$12,780.00

**Section Total:** \$12,780.00

**Sub Total** \$551,300.00

**Includes GST** \$50,118.00

**GRAND TOTAL \$551,300.00**

*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



[PAY ONLINE NOW](#)

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