BLUE GECKO HOMES

BUILD vs BUY

ON THE FRASER COAST

THE $850K QUESTION

A practical guide to comparing the numbers, the lifestyle and what matters to you.



No hard sell. Just useful information.

The $850K question



Buy what's already there - or build around the way you live?

The advertised price is only one part of the story. Buying established may bring purchasing costs, repairs and changes after settlement. Building new brings land, construction, timing and selection decisions.

BUY

Move sooner. See exactly what you're buying. Work with the home as it is.

BUILD

Choose your layout and finishes. Make more decisions before move-in.

What will each option cost me to get the home I actually want?

What does it really cost?



BUY ESTABLISHED

$898,600-$932,500

BUILD NEW

$893,925-$894,925

Home	**$850,000**
Duty	**~$24,100**
Conveyancing	**$1,500-$2,500**
Building & pest	**$500-$900**
Repairs	**$2,500-$5,000**
Making it yours	**$20,000-$50,000**

Land	**$400,000**
Duty on land	**~$12,425**
Conveyancing	**$1,500-$2,500**
New home build	**$480,000**
Site costs	**Included**
Turnkey items	**Included**

CLOSER THAN YOU MIGHT THINK.

The $30K starting gap can narrow once purchasing costs and optional changes are considered.

WHAT ARE YOU ACTUALLY GETTING?

Price matters. So does what's included.



IN OUR BUILD EXAMPLE

The estimated $480,000 Blue Gecko build allowance includes site costs and turnkey items.

- Flooring
- Air-conditioning
- Kitchen appliances
- Electrical & lighting
- Driveway
- Landscaping
- Fencing
- Window coverings
- Clothesline & letterbox
- Approvals
- Utility connections

Exact design, site and selections affect final price. Indicative allowance only.

Why consider building?



Designed around you

Choose a layout and selections that suit how you want to live.

Everything starts new

New fixtures, finishes, appliances and major building components.

Modern efficiency

Contemporary design choices and current building requirements.

Less immediate renovation

More decisions can happen before you move in.

Building isn't automatically better - it's simply a different way to use your budget.

What matters to you?

Tick what sounds most like you. There's no score - just a quick way to see your priorities.



	BUY	BUILD
I want to move sooner.	☐	☐
I want to choose my floorplan.	☐	☐
I don't want to renovate after moving in.	☐	☐
I want to see the finished home first.	☐	☐
Choosing colours and finishes matters.	☐	☐
I'm comfortable waiting for construction.	☐	☐
I want new fixtures and appliances.	☐	☐
I've found an established home I love.	☐	☐
I want the home designed around our life.	☐	☐
Minimising immediate maintenance matters.	☐	☐

MY HOME NOTES

Budget

Preferred area

Which feels more like you?



BUYING ESTABLISHED

- Move sooner
- See the finished home
- Love the location already
- Fewer design decisions
- Comfortable updating over time

BUILDING NEW

- Flexible on timing
- Control layout & finishes
- Start with new components
- Less immediate renovation
- Choose before move-in

There isn't one right answer.

The right choice fits your budget, timeframe, priorities and the way you want to live.



LET'S RUN YOUR NUMBERS.

Bring us your budget, preferred areas, must-haves and questions.

NO PRESSURE. JUST A CONVERSATION ABOUT YOUR OPTIONS.

BLUE GECKO HOMES

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IMPORTANT INFORMATION

This guide is for general information and illustrative comparison purposes only. All prices, allowances and cost estimates are indicative only and are not quotations, valuations or financial, taxation, legal or investment advice. Actual costs vary by property, site, design, location, inclusions and individual circumstances. Government duties, grants, concessions and taxation arrangements may change and should be independently confirmed. Blue Gecko Homes recommends seeking independent financial, legal and taxation advice before purchasing property, obtaining finance or entering a building contract. Building prices, specifications and inclusions must be confirmed directly with Blue Gecko Homes. Land availability and pricing must be confirmed with the relevant landowner or developer.