



The *real* cost of a concrete pool.

A practical, honest guide for homeowners
considering a custom concrete pool.



Why we're *sharing this?*



One of the biggest frustrations we see in pool projects isn't the build itself — it's **surprise**.

Surprise at cost

Surprise at complexity

Surprise at how different one quote can be from another

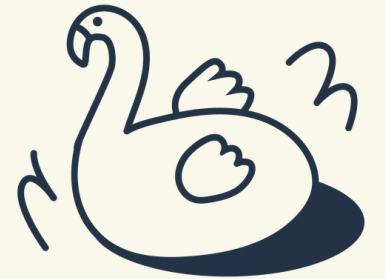
This guide exists to remove that surprise.

If you're exploring a concrete pool, you deserve to understand **what actually affects price**, why quotes vary so much, and how to tell whether you're ready to take the next step — before emotions or designs get too far ahead.

The short answer: What does a concrete pool cost?



In Sydney, a **custom concrete pool** typically starts from around **\$100,000–\$120,000** for a well-considered build that includes everything required to get the pool **constructed, compliant, fenced, and signed off.**



From there, costs can move up quickly depending on site conditions, design choices, and finishes.

A quick reality check:

Most of the projects we build sit between \$120,000–\$180,000+ once everything required is included.

If your budget is significantly below this, a custom concrete pool is unlikely to be the right fit right now – and continuing forward will likely lead to frustration on both sides.

Rather than give you a single number (which would be misleading), it's more useful to understand the **levers that move cost up or down.**

Two pools that look similar online can differ **by \$60,000–\$100,000+** in real life.

Here's why.

The 6 biggest factors that affect pool cost.

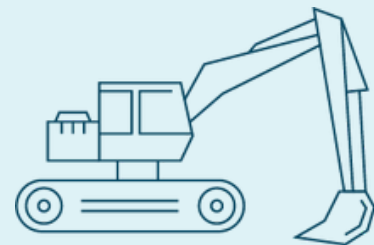
Factor 01

Access to your site.

How machinery, materials, and trades get to your backyard matters more than most people expect.

- Tight side access
- No street frontage
- Working around existing structures
- Manual excavation vs machine access

Limited access = more labour, more time, higher cost.



Factor 02

Excavation & Rock (The Big Unknown)

Rock is one of the most common reasons budgets shift.

Until excavation begins, rock can't be confirmed with certainty – even with soil reports.

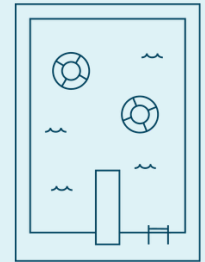
That's why responsible builders educate clients on **worst-case scenarios**, not best-case assumptions.

Rock is **always treated as a variation**, because no builder can accurately price what hasn't been uncovered yet.

This isn't about padding numbers – it's about avoiding unpleasant surprises mid-build and protecting everyone involved.

Factor 03

Pool size, shape & engineering



- Larger pools require more excavation, steel, concrete and labour
- Complex shapes increase formwork and engineering
- Custom pools are engineered structures – not pre-formed shells

Engineering and structural integrity are non-negotiable in concrete pool construction.

The 6 biggest factors that affect pool cost.

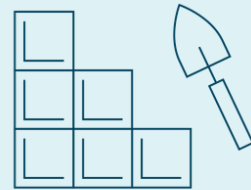
Factor 04

Finishes & inclusions

Finishes make a significant difference to both cost and longevity.

Examples include:

- Interior finish type
- Coping and paving selections
- Tile detail
- Waterline finishes
- Pool filtration and heating equipment



These selections are often where two quotes diverge dramatically – sometimes without being obvious at first glance.

Factor 05

Underground services

Underground services are another hidden variable that can affect cost.

This may include:

- Sewer lines and the cost of a peg-out and encasement if required
- Stormwater or electrical services running through the excavation zone
- Relocation or protection of services prior to excavation

These items are often unknown until documentation is reviewed or excavation begins, which is why allowances and contingencies matter.

Factor 06

The Builder's Process (Often Overlooked)

A builder's **process** impacts cost just as much as materials.

- Communication systems
- Project management
- Site supervision
- Quality control
- Risk management



Cheap quotes often rely on **optimism**. Professional quotes rely on **experience**.

Why pool quotes *vary* so much.

This is one of the most confusing parts of the process for homeowners.

If you've already received multiple quotes, you may be wondering:

"Why are these numbers so far apart?"

Common reasons include:

Different levels of finish included

Items excluded rather than priced

Different assumptions around site conditions

Different attitudes to risk

A lower number doesn't always mean better value
— **it often means more uncertainty later.**



An *honest* check-in.



I want to pause here for a moment — because this part matters.

You'll notice we're being upfront about numbers — and that's intentional.

If reading these figures and variables already feels uncomfortable, that's okay.

It doesn't mean you won't build a pool — it may simply mean the timing isn't right yet.

Understanding the true cost early is far better than falling in love with a design that doesn't align with reality.





So, *what happens next?*

If you're still reading, you're already doing the work that most people don't – getting informed early.

If this guide has helped you:

Understand why costs vary

Feel clearer about what drives price

Decide whether a concrete pool is realistic right now

Then it's done its job.

If you feel ready to explore next steps, the next phase is about:

Understanding your site

Aligning design with budget

Clarifying priorities before committing



A final word

A pool should be a *source of enjoyment*,
not stress.

Clarity upfront creates confidence later.

That's why we believe in open
conversations, realistic expectations,
and building pools that feel good long
after the first swim.

— Cronulla Pools