



**better**  
COMFORT  
**NO CHARGE\***  
AIR CONDITIONING  
FOR  
All Electric Living



fixed price  
**\$1,062,400\***

Images for illustrative purposes only & may depict upgrade options available at additional charges such as lighting, window furnishings, timber look garage door & timber windows. Pricing also excludes features not supplied by Carlisle, inc fencing, landscaping, letterbox, decking & driveway. Facade details inc entry door, window sizes & placements may vary between house types & sizes. Refer to working drawings for specific locations and sizes.

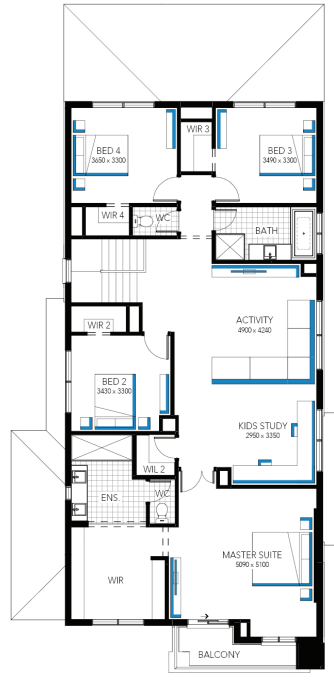
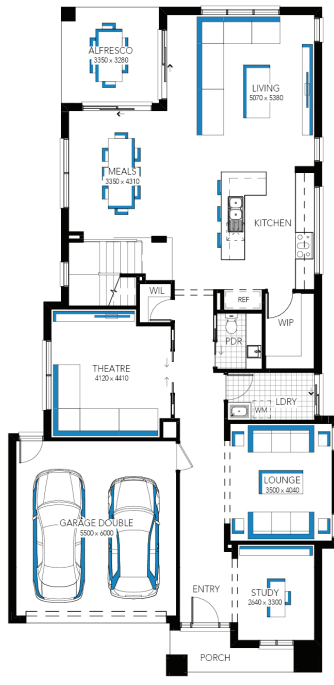
**better** STARTS HERE  
Luxury Inclusions

**Illawarra Grand Theatre 41**  
**(30.3), Bentley - Hebel Façade**



**Lot 1513 (544m<sup>2</sup>) Warralily Grange , MOUNT DUNEED**  
Lot Orientation: WEST

- Build your dream family home!
- Includes a huge list of standard inclusions
- ✓ Fixed price site costs and connections
  - ✓ Developer and council requirements
  - ✓ Up to 10K off Facades\*\*
  - ✓ 20mm edge Caesarstone kitchen benchtop
  - ✓ Westinghouse and Fisher & Paykel kitchen appliances
  - ✓ Clear glass splashback or tiles to kitchen
  - ✓ Opulent bathroom fit out
  - ✓ 20mm edge Caesarstone bathroom and ensuite(s) benchtops
  - ✓ Laundry fit-out
  - ✓ Double glazing to windows
  - ✓ Feature staircase balustrade
  - ✓ Flooring throughout
  - ✓ LED lighting
  - ✓ Upgraded H-Class slab
  - ✓ Choice of Monier Roof Tiles or Metal Roof
  - ✓ 7-star energy rating



**FOR ENQUIRIES CONTACT:**  
Customer Enquiry Team 13 27 67 | w: carlislehomes.com.au

259 Charlemont Road ARMSTRONG CREEK 3217



\*Fixed Price current as of 30/04/2026. \*Pricing based on developer engineering plans & plan of subdivision. Hebel homes may be smaller than dimensions shown on the floorplan due to the external wall thickness, see working drawings for Hebel home dimensions. Confirm land prices and availability prior to purchase. Community Infrastructure Levy & Asset Protection not included in pricing and must be arranged directly by client with developer (where applicable). Subject to developer & council approval. Package Price does not include any costs associated with Developer's Corner Facade treatment requirements (which will be priced by Carlisle Homes by way of Post Contract Variation), stamp duty, government, legal or bank charges. Images for illustrative purposes only & may depict upgrade options available at additional charges such as lighting, window furnishings, timber look garage door & timber windows. Pricing also excludes features not supplied by Carlisle, inc fencing, landscaping, letterbox, decking & driveway. Facade details inc entry door, window sizes & placements may vary between house types & sizes. Alterations may incur additional charges. Carlisle reserves the right to withdraw or amend pricing, inclusions and promo without notice. Bushfire (BAL) requirements will be credited back to the client if Carlisle Homes receives confirmation that the house is not being constructed in a BAL designated area. This cannot be confirmed until site survey and property information from relevant authorities is received. \*\*Better Starts Here? Promotion applies to new quotes and initial deposits on Carlisle's Inspire homes from 5 January 2026, and is not available in conjunction with any other offers. Speak to a Sales Consultant for further details or visit carlislehomes.com.au/disclaimer. Registered Building Practitioner CDB-U 50143.  
#No Charge Air-conditioning (Rinnai Reverse-Cycle Air Conditioning<sup>^</sup>) offer applies to deposits on Carlisle Affinity & Inspire homes from 27th April 2026 offer available in conjunction with the Better Starts Here promotion. Excludes limited edition homes Hamilton Series. Offer available for Greenfields location for site start by 30/09/2026. Speak to your consultant to confirm availability.