



FREE

fixed price

\$788,900*

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, i.e. fencing, landscaping, lift-off box, decking & driveway. Facade details in every door & window sizes & placements may vary between house types & sizes. Refer to working drawings for specific locations and sizes.



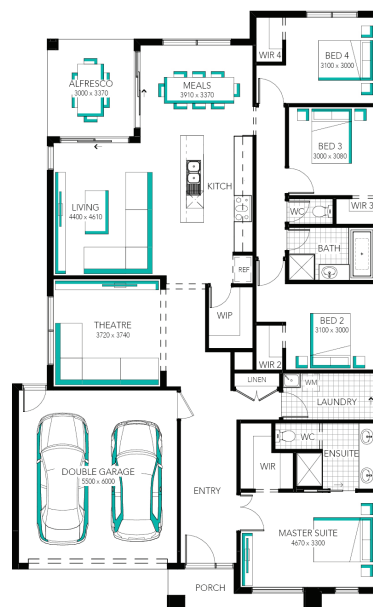
**better
inclusions**

Bridgewater 25 (28.3), Newhaven - Hebel Façade

Lot 21306 (448m²) Manor Lakes - The Village, MANOR LAKES



Block out blinds



CARLISLE
Life's better

3 - 9 Alberga Way MANOR LAKES 3024

THE VILLAGE

AT MANOR LAKES

*Fixed Price current as of 24/08/2026. *Pricing based on developer engineering plans & plan of subdivision. Hebel homes may be smaller than dimensions shown on the floorplan due the external wall thickness, see working drawings for Hebel home dimensions. Confirm land prices & 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. Refer to working drawings for specific locations & sizes. Alterations may incur additional charges. Carlisle reserves the right to withdraw or amend pricing, inclusions and promo without notice. *The Better Deal applies to new quotes and initial deposits on Carlisle Easy Living homes from 6th July 2026 and cannot be combined with any other promotion, offer or discount unless expressly stated by Carlisle Homes, and excludes any amended or reissued prior quotes. Speak to a Sales Consultant for further details or visit carlislehomes.com.au/disclaimer. Registered Building Practitioner CDB-U 50143.

^Free Site Costs* represents a discount applied to the advertised package price and is an amount that is equal to the fixed site cost amount that Carlisle Homes would ordinarily charge for the relevant house and land package. \$2,000 initial payment applies, with the balance of the 5% deposit due at contract signing, a further 5% due at completion of the base stage, and the remaining 90% of the contract price payable as the Final Claim at Completion stage.