



CARLISLE
HOMES

fixed price
\$954,700*

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.

Small block.
Big dreams.

Build your dream family home!

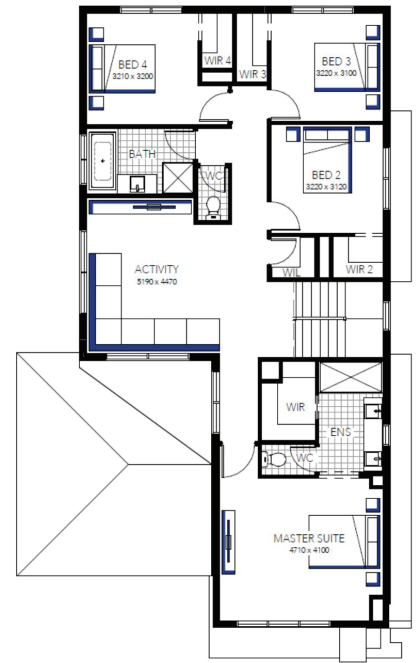
Includes a huge list of standard inclusions

- ✓ Fixed price site costs and connections
- ✓ Developer and council requirements
- ✓ Flooring throughout
- ✓ 20mm Caesarstone to kitchen benchtop
- ✓ Westinghouse stainless steel upright cooker OR
- ✓ Westinghouse gas cooktop with under bench oven
- ✓ Westinghouse canopy rangehood
- ✓ Fisher and Paykel Dishwasher
- ✓ Bathroom fit out
- ✓ Laundry fit out
- ✓ LED lighting
- ✓ Aluminium entertainer sliding door to alfresco
- ✓ Upgraded H-Class slab
- ✓ 7-star energy rating
- ✓ Plus much more!

Hamilton Living 33 (25.3), Airlie - Hebel Façade



Lot 1706 (350m²) Berwick Waters, CLYDE NORTH
Lot Orientation: WEST



FOR ENQUIRIES CONTACT:

Customer Enquiry Team 13 27 67 | w: carlislehomes.com.au
Open 7 days a week 11am - 5pm
171-177 Honour Avenue CLYDE NORTH 3978

Inspire
CONTEMPORARY LIVING

**berwick
waters::**

*Fixed Price current as of 29/08/2025. *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. 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. **Small Block Big Dreams applies to new quotes and initial deposits on Carlisle's Inspire - Small Blocks, Big Dreams homes from 1st August 2025 and is not available in conjunction with any other offers. Pricing applicable to site starts up to December 31st 2025. Site Starts from Jan 2026 - June 2026 incur a \$10,000 charge added to the base price. Site Starts occurring July 2026 - December 2026 incur \$20,000 charge added to the base price. Carlisle reserves the right to withdraw or change pricing, inclusions or promotion without notice. For further details on price lock or promotional inclusions, speak to a sales Consultant or visit carlislehomes.com.au/disclaimer. Registered Building Practitioner CDB-U 50143