



\$1,004,100*

better **THAN EVER**
Luxury Inclusions

- ✓ Fixed price site costs and connections
- ✓ Developer and council requirements
- ✓ Up to 5K off Hebel Facades*
- ✓ Premium flooring throughout
- ✓ High ceilings and square set cornice to ground floor
- ✓ 40mm Caesarstone to kitchen
- ✓ Fisher & Paykel kitchen appliances
- ✓ Butler's pantry and laundry fit out
- ✓ 20mm Caesarstone to bathroom, ensuite(s) and laundry benchtops
- ✓ Full height tiling to master ensuite
- ✓ Doubling glazing throughout
- ✓ Refrigerated cooling & Heating
- ✓ LED lighting & Feature timber staircase
- ✓ Upgraded H-Class slab
- ✓ 7-star energy rating

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This floor plan illustrates a 1000-sq-ft house featuring a double garage and four bedrooms. The layout includes a large living area with a fireplace, a dining area with a table for six, and a kitchen with a breakfast bar. The master suite includes a walk-in closet and a bathroom. The house also has a central hall, a laundry room, and a porch.

Rooms and Dimensions:

- ALFRESCO: 3600 x 2600
- BED 2: 3200 x 3200
- BED 3: 3240 x 3200
- BED 4: 3140 x 3470
- BATH
- BRKFAST: 4200 x 3200
- CL. (Closets): 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
- ENTRANCE: 4000 x 3000
- KITCH: 4200 x 3200
- LAUNDRY
- LOUNGE: 3570 x 4360
- LIVING: 4900 x 4700
- MASTERSUITE: 4610 x 3900
- MEALS: 4200 x 3200
- REF. (Refrigerator)
- W.C. (Washroom)
- WIR (Walk-in Closet)
- WIR 1, 2, 3, 4

AFFINITY
LUXURY LIVING

OAK GROVE
CLYDE NORTH

*Fixed Price current as of 2/01/2025. *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. Common Infrastructure Levy & Asset Protection Fund levies are included in pricing and must be arranged directly by client with developer (where applicable). Subject to developer & client agreement, all aspects of the contract are governed by the standard Assured Package with Developer's Corner treatment requirements (which will be subject to Carlsberg 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. 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 & property information from relevant authorities is received. ** Better than Ever Promotion applies to new quotes and initial deposits on Carlisle's Affinity homes from 14 July 2025, and is not available in conjunction with any other offers. *Up to \$25K off Facade based on Manhattan Hebel facade offered at No Charge for Knockdown Rebuild homes. Bromley Hebel and Fenton Hebel facades are offered at no charge with a \$10K credit which will appear as a line item in the HIA Building Contract. *5K Hebel discount has been taken off the full retail price. Carlisle reserves the right to withdraw or change pricing, inclusions or promotion without notice. For further details