



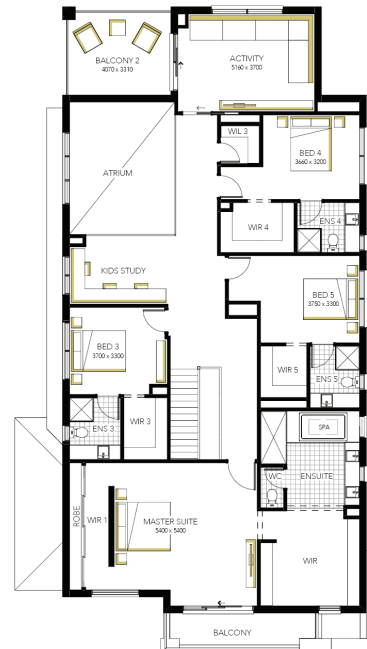
\$1,276,300*



**Better
Inclusions**

- ✓ Fixed price site costs and connections
- ✓ Fixed developer and council requirements
- ✓ Prices locked for 18 months
- ✓ 5K Spectra Voucher*
- ✓ Up to 10K credit on selected Hebel Facades*
- ✓ Designer kitchen
- ✓ Premium flooring throughout
- ✓ High ceilings and square set cornice to ground floor
- ✓ Feature Timber staircase
- ✓ 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
- ✓ Heating & cooling at no charge*

This floor plan illustrates a 3,500 sq ft residence with a double garage. The layout includes a front porch leading into a large lounge (9'0" x 9'0") and a study (8'0" x 12'0"). A central entry provides access to a living area (6'0" x 9'0") and a kitchen (12' x 5'). The kitchen is equipped with a breakfast bar and opens up to a dining area (12'0" x 11'0") and a formal alfresco (8'0" x 11'0"). The sleeping quarters consist of a master suite (12'0" x 18'0") with an en-suite, two additional bedrooms (each 10'0" x 11'0"), and a linen closet. The plan also features a laundry room, a dry room, and a double garage (10'0" x 6'0") with two parking spaces. The overall design is modern and functional, with a mix of open-plan and private spaces.



*Fixed Price current as of 06/09/2026. *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 Affinity 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.