

easy
LIVING

fixed price
\$671,100*

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.

home starts here.
inclusions

Perfect for first home buyers and investors!

6 easy steps to your brand new home

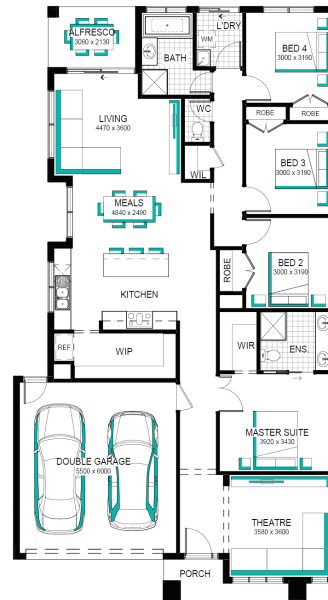
Plus a huge list of standard and promotional inclusions##

- ✓ 2K Deposit* No more to pay until slab (*When finance arranged with Mortgage Domain)
- ✓ Fixed price site costs & connections
- ✓ Developer & council requirements
- ✓ Flooring throughout
- ✓ 2590mm High ceilings
- ✓ Upgraded H-Class slab
- ✓ 20mm edge Caesarstone kitchen benchtops
- ✓ Premium kitchen appliances
- ✓ Feature overhead kitchen cupboards
- ✓ Bathroom fit-out
- ✓ Laundry fit-out
- ✓ Feature staircase balustrade (house specific)
- ✓ 3.5kW Solar system & LED lighting
- ✓ 7-star rating with Double glazing throughout

Edgewood Grand Pantry 23 (28.3), Nero - Hebel Façade



Lot 11556 (350m²) Warralily Promenade , ARM-STRONG CREEK



CARLISLE
HOMES

FOR ENQUIRIES CONTACT:

Customer Enquiry Team 13 27 67 | w: easylivingbycarlisle.com.au

259 Charlemont Road ARMSTRONG CREEK 3217



*Fixed Price current as of 15/12/2025. 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 and availability prior to purchase. Subject to developer and council approval. Price does not include any stamp duty, government, legal or bank charges. Alterations may incur additional 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. Refer to working drawings for specific locations and sizes. 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. ?The Carlisle Way ? Home Starts Here? promotion applies to new quotes and initial deposits on Carlisle's EasyLiving homes from 5th January 2026, and is not available in conjunction with any other offers. **Only \$2K to Pay Until Slab? offer applies to new quotes and initial deposits where finance is arranged by Mortgage Domayne and only available for Carlisle's EasyLiving range of homes from 21 November 2025. The Only \$2K Deposit until slab offer means customers will pay only \$2,000 as an initial deposit and will not be required to make any further payment until completion of the base stage, as defined in the HIA New Homes Building Contract. At completion of the base stage the remainder of the 5% deposit and the base stage amount will be payable. Available for Greenfield sites only. #Prices locked until Dec 2026 is subject to a site start occurring before Dec 2026. Price Lock before Dec 2026 offer can be extended for a further 6