



\$857,400*

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. Façade details inc entry door, window sizes & placements may vary between house types & sizes. Refer to working drawings for specific locations and sizes.

Build a home of unparalleled luxury!

Includes a huge list of standard inclusions

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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

 4
 2
 2

**Lot 9116 (448m²) Atherstone - Palara Precinct,
STRATHTULLOH**



Customer Enquiry Team 13 27 67 | [w: carlislehomes.com.au](http://w:carlislehomes.com.au)

Corner of Bridge Road & Astley Drive STRATHTULLOH 3338

AFFINITY
LUXURY LIVING



Atherstone

*Fixed Price current as of 09/09/2025. *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. 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. 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 20K+ discount applies Affinity and Inspire homes from 6th to 30th September 2025 for customers with titled land. Site start must occur before 28th Feb 2026. Excludes Knockdown Rebuild sale type and Hamilton Series homes offered under Small Block Big Dreams promotion. #20K discount has already been deducted from H&L package price.