

**easy**  
LIVING

fixed price  
**\$721,600\***

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

**Fast, Easy,**  
*More* **Affordable**  
\*\*T&C's apply

Perfect for first home buyers and investors!

6 easy steps to your brand new home

Plus a huge list of standard and promotional inclusions##

✓ Fixed price site costs & connections

✓ Developer & council requirements

✓ Flooring throughout

✓ High ceilings

✓ Upgraded H-Class slab

✓ 20mm Caesarstone benchtops to kitchen

✓ Premium kitchen appliances

✓ Feature overhead kitchen cupboards

✓ Bathroom fit-out

✓ Laundry fit-out

✓ Feature staircase balustrade

✓ Solar PV system & LED lighting

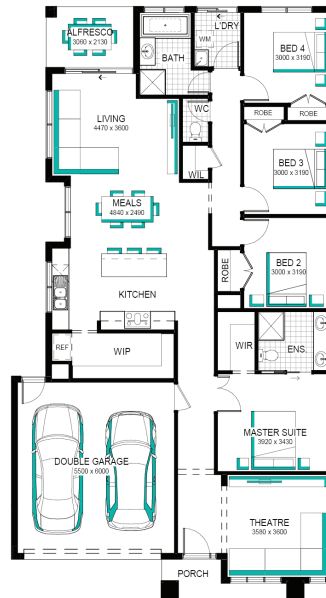
✓ 7 star rating with Double glazing throughout

## Edgewood Grand Pantry 23 (28.3), Montana - Hebel Façade



Lot 10135 (350m<sup>2</sup>) Harpley, WERRIBEE

Land Orientation: SOUTH



**CARLISLE**  
HOMES

### FOR ENQUIRIES CONTACT:

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

Open Saturday-Wednesday from 11am - 5pm

12 - 14 Irvine Rise WERRIBEE 3030

**Harpley**

\*Fixed Price current as of 11/07/2025. 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. 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. ##Promotional offer applies to new quotes and initial deposits on Carlisle's Easyliving homes from 6th January 2025, and is not available in conjunction with any other offers. Carlisle reserves the right to withdraw or change pricing, inclusions or promotion without notice. '6 month price lock' offer can be extended for a further 12 months to a max 18 month site start. Extension will be charged at \$1,300 per month for singles and \$1,600 per month for doubles. For further details on our '6 month price lock', or promotional inclusions, speak to a Sales Consultant or visit [carlislehomes.com.au/disclaimer](http://carlislehomes.com.au/disclaimer). Registered Building Practitioner CDB-U 50143