



\$859,700*

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

This floor plan shows a 3,500 sq. ft. house with a double garage (3000 x 6000) at the front. The layout includes a living area (4400 x 4700) with a fireplace, a lounge (3100 x 3810), and an alfresco (2800 x 3300) with a dining table. The kitchen (3000 x 3600) features a cooktop, oven, and refrigerator, and is adjacent to a breakfast nook (1300 x 1400) with a dining table. The entry leads to a study (3750 x 3000), a master suite (3450 x 4420) with a walk-in wardrobe (WR) and ensuite, and three bedrooms (BED 1: 2900 x 3300, BED 2: 3400 x 3500, BED 3: 2900 x 3000). The bathroom (BATH) is located near the bedrooms. The plan also includes a laundry (LDY), a porch, and a rampus (3600 x 4020) at the rear. The overall dimensions of the house are 3600 x 4020.

SEVENTH BEND

*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. Common Infrastructure Levy & Asset Protection (which are levied directly by client) with developer (where applicable). Subject to developer's standard terms & conditions, including but not limited to: standard assumed by Developer's Corner treatment restrictions (which will be removed at cost of client). 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