



\$864,700*

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 main living area includes a lounge (3100 x 3810), living room (4460 x 4790), and alfresco (2880 x 3340). The kitchen (3000 x 3600) features a breakfast nook (1360 x 1410) and a dining area (1360 x 1410). The master suite (3450 x 4420) includes a walk-in wardrobe (WIR), walk-in closet (WIC), and a spa. The study (3750 x 3000) and three bedrooms (Bed 1: 2960 x 3300, Bed 2: 3400 x 3580, Bed 3: 2900 x 3000) provide ample sleeping space. The house also features a rumus (3600 x 4020), a porch, and a double garage.

AFFINITY
LUXURY LIVING

SEVENTH BEND

*Fixed Price current as of 07/10/2025. *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 development approval. ** 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