CARLISLE HOMES

fixed price

$1,017,000*

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.

better STARTS HERE
Luxury Inclusions

Build a home of unparalleled luxury!

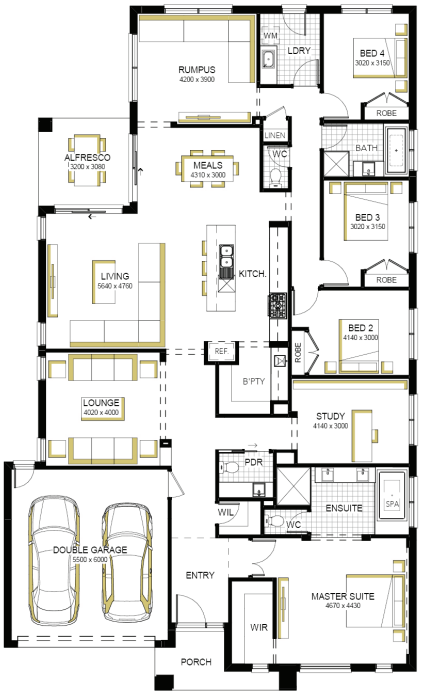
Includes a huge list of standard inclusions

- √ Fixed price site costs and connections
- √ Developer and council requirements
- √ Up to 25K off Facades*
- √ Premium flooring throughout
- √ High ceilings and square set cornice to ground floor
- √ 40mm edge Caesarstone kitchen
- √ Fisher & Paykel kitchen appliances
- √ Butler's pantry and laundry fit out
- √ 20mm edge Caesarstone to bathroom, ensuite(s) and laundry benchtops
- √ Full height tiling to master ensuite
- √ Doubling glazing throughout
- √ LED lighting & Feature timber staircase
- √ Choice of Monier Roof Tiles or Metal Roof
- √ Upgraded H-Class slab
- √ 7-star energy rating

Matisse 33 MK2, Balmoral - Hebel Façade

4 2 2

Lot 2717 (512m²) Orana, CLYDE NORTH
Lot Orientation: NORTH



FOR ENQUIRIES CONTACT:
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AFFINITY LUXURY LIVING

ORANA BY BALCON

*Fixed Price current as of 15/06/2026. *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 Starts Here? Promotion applies to new quotes and initial deposits on Carlisle?s Affinity homes from 5 January 2026, and is not available in conjunction with any other offers. Speak to a Sales Consultant for further details or visit carlislehomes.com.au/disclaimer.
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