fixed price

$1,014,000*

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.

THE better DEAL — Better Inclusions

Build a home of unparalleled luxury!

Includes a huge list of standard inclusions

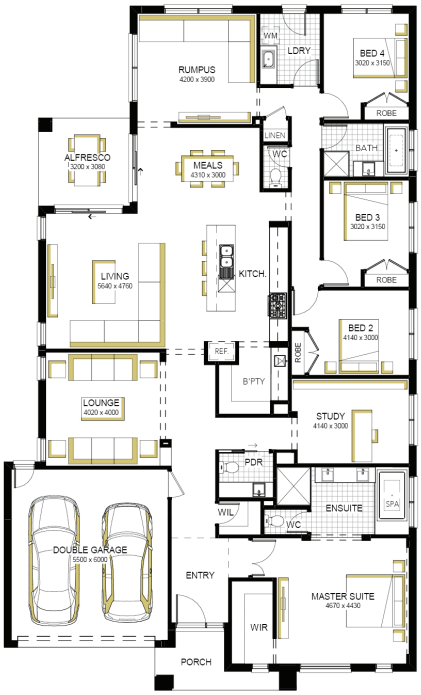
- √ Fixed price site costs and connections
- √ Fixed developer and council requirements
- √ Prices locked for 18 months
- √ 5K Spectra Voucher*
- √ Up to 10K credit on selected Hebel Facades*
- √ Designer kitchen
- √ Premium flooring throughout
- √ High ceilings and square set cornice to ground floor
- √ Feature Timber staircase
- √ 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
- √ Heating & cooling at no charge*

Matisse 33 MK2, Balmoral - Hebel Façade

4 2 2

Lot 2717 (512m²) Orana, CLYDE NORTH

Lot Orientation: NORTH



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2 - 8 Baroda Avenue Clyde North 3978

AFFINITY LUXURY LIVING

ORANA BY BALCON

*Fixed Price current as of 06/07/2026. *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. *The Better Deal applies to new quotes and initial deposits on Carlisle Affinity homes from 6th July 2026 and cannot be combined with any other promotion, offer or discount unless expressly stated by Carlisle Homes, and excludes any amended or reissued prior quotes. Speak to a Sales Consultant for further details or visit carlislehomes.com.au/disclaimer. Registered Building Practitioner CDB-U 50143.