

**easy**  
LIVING

fixed price  
**\$908,500\***

Images for illustrative purposes only & may depict baggage options available at additional charges such as lighting, window furnishings, timber look garage floor & 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.

**home starts here**  
inclusions

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

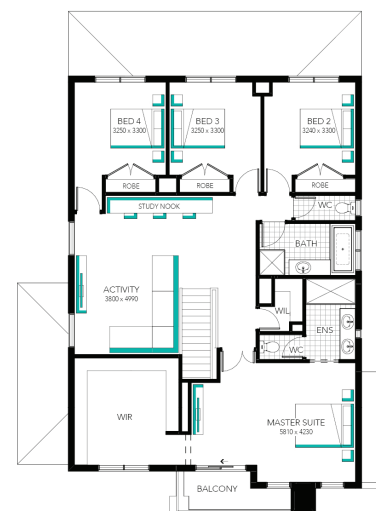
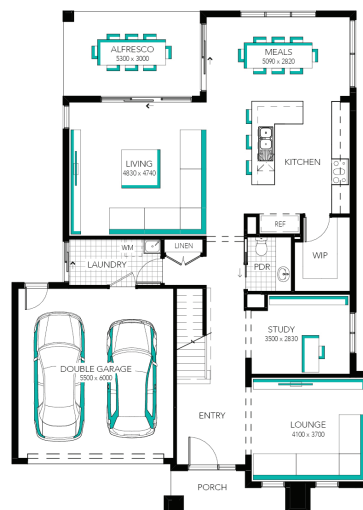
Solar PV system & LED lighting

7 star rating with Double glazing throughout

**Chelsea Grand 37 (25.3),  
Sherwood 2 Façade**

**Lot 10230 (394m<sup>2</sup>) Harpley, WERRIBEE**

**Land Orientation: WEST**



**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 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 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. Refer to working drawings for specific locations and sizes. 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. \*\*Home starts here promotion applies to new quotes and initial deposits on Carlisle's EasyLiving homes from 14th of July, 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