CARLISLE
Life's better

A further
$30K OFF*

fixed price
$1,028,100*

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

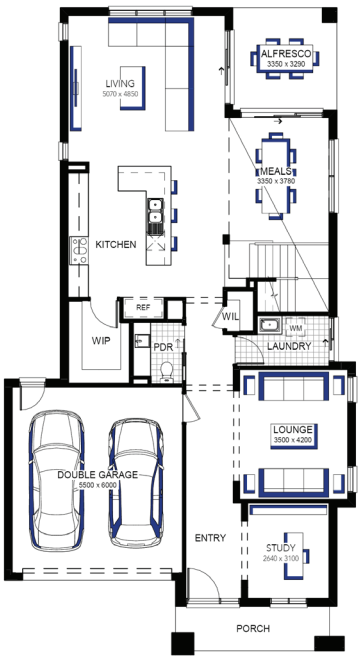
Build your dream family home!
Includes a huge list of standard inclusions

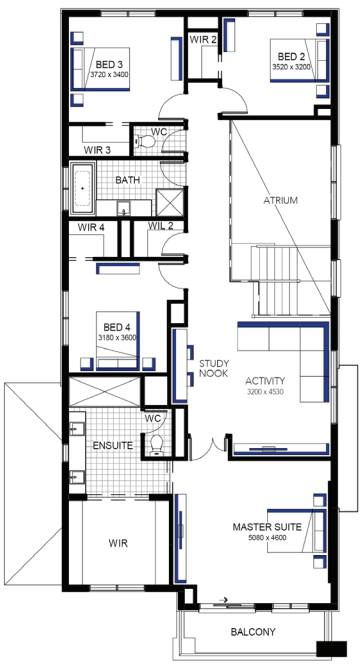
- √ Fixed price site costs and connections
- √ Fixed Developer and Council requirements
- √ Prices locked for 18 months
- √ Up to 10K credit on selected Hebel Facades*
- √ Upgraded Front Entry Door
- √ Designer kitchen
- √ Westinghouse kitchen appliances
- √ Opulent Bathrooms
- √ Premium flooring
- √ Laundry fit-out
- √ Double glazing to windows
- √ Heating & cooling at no charge*
- √ Feature staircase balustrade
- √ Flooring throughout
- √ LED lighting
- √ Upgraded H-Class slab

Illawarra Grand Atrium 39 (28.3), Bentley 2 Façade

4 2 2

Lot 3239 (350m²) Smiths Lane, CLYDE NORTH
Lot Orientation: SOUTH





FOR ENQUIRIES CONTACT:
Customer Enquiry Team 13 27 67 | w: carlislehomes.com.au

15 - 19 Grazing Way CLYDE NORTH 3978

Inspire CONTEMPORARY LIVING

SMITHS LANE CLYDE NORTH

*Fixed Price current as of 27/07/2026. *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 Inspire 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.

#A further 15K build discount is available & applies to titled land only, on Inspire range homes (excludes Hamilton Series homes). To be eligible, build site start must occur in or before March 2027. A further 15k land discount is available, subject to Developers T&Cs. Offer available on selected stock at Smiths Lane estate only. Discounts have not been deducted from overall package price. Offer ends 15/09/2026 See your Sales Consultant for more information.