fixed price

$917,100*

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.

better STARTS HERE
Luxury Inclusions

- Build your dream family home!
- Includes a huge list of standard inclusions
- √ Fixed price site costs and connections
- √ Developer and council requirements
- √ Up to 10K off Facades**
- √ 20mm edge Caesarstone kitchen benchtop
- √ Westinghouse and Fisher & Paykel kitchen appliances
- √ Clear glass splashback or tiles to kitchen
- √ Opulent bathroom fit out
- √ 20mm edge Caesarstone bathroom and ensuite(s) benchtops
- √ Laundry fit-out
- √ Double glazing to windows
- √ Feature staircase balustrade
- √ Flooring throughout
- √ LED lighting
- √ Upgraded H-Class slab
- √ Choice of Monier Roof Tiles or Metal Roof
- √ 7-star energy rating

Portland Grand Pantry 25 (28.3), Sierra - Hebel 2 Façade

4 2 2

Lot 319 (392m²) Starling, OFFICER
Lot Orientation: EAST

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

Starling Road OFFICER 3809

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*Fixed Price current as of 27/04/2026. *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 and 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. 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. Facade details inc entry door, window sizes & placements may vary between house types & sizes. Refer to working drawings for specific locations and 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 and property information from relevant authorities is received. *?Better Starts Here? Promotion applies to new quotes and initial deposits on Carlisle?s Inspire 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. Registered Building Practitioner CDB-U 50143.