



\$830,400*

better **THAN EVER**
Luxury Inclusions

- ✓ Fixed price site costs and connections
- ✓ Developer and council requirements
- ✓ Up to 10K off Facades**
- ✓ 20mm Caesarstone to kitchen benchtop
- ✓ Westinghouse kitchen appliances
- ✓ Clear glass splashback or tiles to kitchen
- ✓ Butlers pantry fit out
- ✓ Opulent bathroom fit out
- ✓ 20mm Caesarstone to bathroom and ensuite(s) benchtops
- ✓ Laundry fit-out
- ✓ Double glazing to windows
- ✓ Refrigerated cooling & Heating
- ✓ Flooring throughout
- ✓ LED lighting
- ✓ Upgraded H-Class slab
- ✓ 7-star energy rating

This floor plan shows a 4-bedroom house with a double garage and an alfresco area. The layout includes:

- Double Garage:** 5500 x 6000, located at the front left, with two car spaces.
- Entry:** Leads from the front porch into the main living area.
- Living Area:** Includes a **LIVING** room (4770 x 3730) with a fireplace, a **MEALS** area (4520 x 3680) with a dining table, and a **KITCHEN** with a cooktop, oven, and refrigerator.
- Bedroom Wing:** Located on the left side, containing **BED 1** (3300 x 3300), **BED 2** (3000 x 3000), **BED 3** (3000 x 3000), and **BED 4** (3300 x 3000). It also includes a **BATH**, **LDY** (laundry), and several wardrobes (**WIR**, **WIR 1**, **WIR 2**, **WIR**).
- Study Area:** Includes a **STUDY NOOK** and a **WC** (water closet).
- Back Area:** Features an **ALFRESCO** area (3000 x 2700) and a **MASTER SUITE** (4300 x 3360) with an **ENS.** (en-suite) and **WC II**.
- Other Features:** A **PORCH** at the front, a **PORCH** at the back, and a **ROBE** (robe) area near the back entrance.

OLIVINE
by mirvac

*Fixed Price current as of 07/10/2025. *Pricing based upon developer engineering plans & plan of subdivision. Hebel homes may be smaller than dimensions shown on the floorplan due to 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 approval. Package does not include any costs associated with Developer's Corner Facility requirements (which are priced by the Carlisle Homes stamp duty, government, legal or bank charges. Alterations may incur additional charges. Carlisle reserves the right to withdraw or amend pricing, inclusions and promo without notice. Bushfire (BAL) requirements will be contracted 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 than Ever Promotion applies to new quotes and initial deposits on Carlisle's Inspire homes from 14 July 2025 and is not available in conjunction with any other offers. Up to \$10K off Facade based on Bromley Hebel and Baxter Hebel facades offered at no charge with a \$10K credit, which will appear as a line item in the HIA Building Contract. *\$5K Hebel discount has been taken off the full retail price. Carlisle reserves the right to withdraw or change pricing, inclusions or promotion without notice. For further details on price lock or promotional inclusions, speak to a sales Consultant or visit carlislehomes.com.au/disclaimer. Registered Building Practitioner CDB-U 50143