



\$1,223,000*

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.



This detailed floor plan illustrates the second floor of a residence, featuring a variety of rooms and amenities. The layout includes:

- Top Left:** A balcony (BALC 2) measuring 4700 x 3000, furnished with two lounge chairs.
- Top Right:** A Master Suite (MASTER SUITE) measuring 5130 x 4000, containing a large bed and a wardrobe.
- Center Left:** A central corridor (COR 2) with stairs leading up and down. Adjacent to it is a Powder Room (POR 2) and a full Bathroom (BATH).
- Center Right:** A large Walk-in Robe (WIR) and a full Bathroom (BATH).
- Bottom Left:** Three bedrooms: BED 3 (4020 x 3430), BED 4 (3700 x 3410), and a fourth bedroom (BED 2) measuring 4200 x 3300. Each bedroom includes a wardrobe (WIR 3, WIR 4, and WIR 2 respectively).
- Bottom Center:** A Kids Study (KIDS STUDY) and an Activity room (ACTIVITY) measuring 4130 x 5090, both featuring built-in shelving.
- Bottom:** A Balcony (BALCONY) at the very bottom of the plan.
- Other Features:** A Spa (SPA) is located near the top left, and a WC is situated near the central corridor.

*Fixed Price current as of 16/12/2025. *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 & availability prior to purchase. Community Infrastructure Levy & Asset Protection not included in pricing and must be arranged directly by client with developer (where applicable). *Pricing does not include developer's contribution to the following: Council Rates, Water, Sewerage, Gas, Electricity, Telephone, Broadband, Fire Insurance, 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. 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 & property information from relevant authorities is received. **Better Starts Here? Promotion applies to new quotes and initial deposits on Carlisle's Affinity 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.
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