



Live Like A Star

Inclusions**

- ✓ Fixed price site costs and connections
- ✓ Developer and council requirements
- ✓ Premium flooring throughout
- ✓ High ceilings and square set cornice to ground floor
- ✓ 40mm Caesarstone to kitchen
- ✓ Fisher & Paykel kitchen appliances
- ✓ Butler's pantry and laundry fit-out
- ✓ 20mm Caesarstone to bathroom, ensuite(s) and laundry benchtops
- ✓ Doubling glazing throughout
- ✓ Heating & cooling
- ✓ Feature timber staircase
- ✓ LED lighting
- ✓ Upgraded H-Class slab
- ✓ 7 star energy rating
- ✓ Fixed price site costs and connections

This floor plan shows a 3,500 sq. ft. house with a double garage (3000 x 6000) at the front. The main living area includes a lounge (3100 x 3810), living room (4440 x 4790), and alfresco (2880 x 3340). The kitchen (3000 x 3600) features a breakfast nook (1360 x 1410) and access to the alfresco. The dining area (3160 x 4020) is adjacent to the kitchen. The master suite (3450 x 4420) includes a walk-in wardrobe (WIR), a walk-in closet (WC), and an ensuite. The study (3750 x 3000) is located near the master suite. The bedroom area includes three bedrooms (Bed 1: 2960 x 3300, Bed 2: 3400 x 3580, Bed 3: 2900 x 3000), a bathroom, and a linen closet (LIN). The house also features a porch, a rampus (3600 x 4020), and a double garage.

AFFINITY
LUXURY LIVING



*Fixed Price current as of 09/05/2025. *Pricing based on developer engineering plans & plans 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. *Fixed Price does not include any costs associated with Developer's Core Package treatment requirements (which will be priced by Carlisle Homes by way of Post Contract Variation), stamp duty, government levies, 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 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. ***Live Like A Star® Promotion applies to new quotes and initial deposits on Carlisle's Affinity homes from 1 May 2024, and is not available in conjunction with any other offers. *Price lock offer Pricing will be held subject to site start occurring no later than 18 months from initial payment. LED downlights will be located in electrical appointment. 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