



A further  
**\$30K  
OFF\***



fixed price

**\$1,240,800\***

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  
Inclusions**

Build a home of unparalleled luxury!

Includes a huge list of standard inclusions

- ✓ Fixed price site costs and connections
- ✓ Fixed developer and council requirements
- ✓ Prices locked for 18 months
- ✓ 5K Spectra Voucher\*
- ✓ Up to 10K credit on selected Hebel Facades\*
- ✓ Designer kitchen
- ✓ Premium flooring throughout
- ✓ High ceilings and square set cornice to ground floor
- ✓ Feature Timber staircase
- ✓ Fisher & Paykel kitchen appliances
- ✓ Butler's pantry and laundry fit out
- ✓ 20mm Caesarstone to bathroom, ensuite(s) and laundry benchtops
- ✓ Full height tiling to master ensuite
- ✓ Doubling glazing throughout
- ✓ Heating & cooling at no charge\*

## Astoria Grand Living 50 (30.3), Hardwick Façade



**Lot 3246 (448m<sup>2</sup>) Smiths Lane, CLYDE NORTH**  
**Lot Orientation: SOUTH**



### FOR ENQUIRIES CONTACT:

Customer Enquiry Team 13 27 67 | w: [carlislehomes.com.au](http://carlislehomes.com.au)

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**AFFINITY**  
LUXURY 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 to 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 Façade 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 Affinity 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](http://carlislehomes.com.au/disclaimer). Registered Building Practitioner CDB-U 50143.

#A further 15K build discount is available & applies to titled land only, on Affinity range 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.