



CARLISLE HOMES



fixed price

\$1,368,900\*

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 a home of unparalleled luxury!

Includes a huge list of standard inclusions

- Fixed price site costs and connections
Developer and council requirements
Up to 25K off Facades\*
Premium flooring throughout
High ceilings and square set cornice to ground floor
40mm edge Caesarstone kitchen
Fisher & Paykel kitchen appliances
Butler's pantry and laundry fit out
20mm edge Caesarstone to bathroom, ensuite(s) and laundry benchtops
Full height tiling to master ensuite
Doubling glazing throughout
LED lighting & Feature timber staircase
Choice of Monier Roof Tiles or Metal Roof
Upgraded H-Class slab
7-star energy rating

Sorrento Grand Deluxe Atrium
Balcony 59 (32.3), Hardwick



Lot 3235 (512m²) Smiths Lane, CLYDE NORTH
Lot Orientation: EAST



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

15 - 19 Grazing Way CLYDE NORTH 3978

AFFINITY
LUXURY LIVING

SMITHS LANE
CLYDE NORTH

\*Fixed Price current as of 17/03/2026. \*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 Facade 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. 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. Registered Building Practitioner CDB-U 50143.