



fixed price

\$943,700*

better **STARTS HERE**
Luxury 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

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This detailed floor plan illustrates a 4-bedroom residence with a double garage. The layout includes a large alfresco area (3000 x 3000) and a rumpus (4200 x 3000) at the rear. The main living area features a living room (5540 x 4710) and a lounge (4000 x 4000). The kitchen (4710 x 3000) is equipped with a refrigerator, oven, and a breakfast nook. The dining area (meals, 4710 x 3000) is adjacent to the kitchen. The study (1440 x 3000) is located near the entrance. The master suite (4670 x 4430) includes a walk-in wardrobe and an ensuite. The other three bedrooms (bed 2, 3, 4) are also well-sized. The plan also shows a porch, entry, and various storage areas like wardrobes and linen closets.

Rooms and Dimensions:

- ALFRESCO: 3000 x 3000
- MEALS: 4710 x 3000
- KITCH: 4710 x 3000
- LIVING: 5540 x 4710
- LOUNGE: 4000 x 4000
- RUMPUS: 4200 x 3000
- STUDY: 1440 x 3000
- BED 2: 1440 x 3000
- BED 3: 3020 x 3140
- BED 4: 3020 x 3140
- MASTER SUITE: 4670 x 4430
- DOUBLE GARAGE: 5500 x 6000

Other Features:

- ENTRY
- PORCH
- WIR (Walk-in Wardrobe)
- WIL (Walk-in Linen)
- WC (Toilet)
- BATH
- ENSUITE
- REF (Refrigerator)
- OVEN
- STOVE
- BREAKFAST NOOK
- ROBE (Robe)
- LYN (Linen)
- YRM (Yard)
- LORY (Lorist)

AFFINITY
LUXURY LIVING

THE VILLAGE

*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 external wall thickness, see working drawings for Hebel home dimensions. Confirmed 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 council planning 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 back 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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