

**easy**  
LIVING

fixed price  
**\$789,700\***

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.

**home starts here.**  
inclusions

Perfect for first home buyers and investors!

6 easy steps to your brand new home

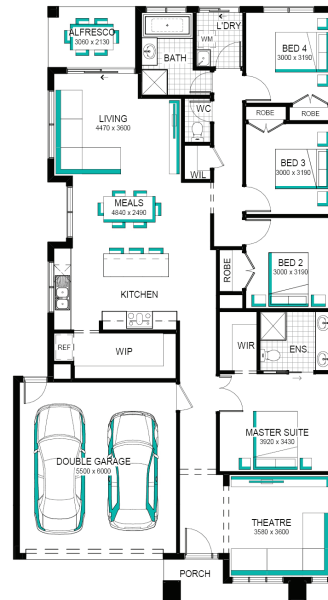
Plus a huge list of standard and promotional inclusions##

- ✓ 2K Deposit\* No more to pay until slab (\*When finance arranged with Mortgage Domain)
- ✓ Prices locked to June 2027
- ✓ Fixed price site costs & connections
- ✓ Developer & council requirements
- ✓ Flooring throughout
- ✓ 2590mm High ceilings
- ✓ Upgraded H-Class slab
- ✓ 20mm edge Caesarstone kitchen benchtops
- ✓ Premium kitchen appliances
- ✓ Feature overhead kitchen cupboards
- ✓ Bathroom fit-out
- ✓ Laundry fit-out
- ✓ Feature staircase balustrade (house specific)
- ✓ 3.5kW Solar system & LED lighting

## Edgewood Grand Pantry 23 (28.3), Nero - Hebel Façade



**Lot 5564 (400m<sup>2</sup>) The Grove, TARNEIT**  
Land Orientation: WEST



**FOR ENQUIRIES CONTACT:**

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

CRANBOURNE 3977



THE GROVE

\*Fixed Price current as of 12/01/2026. Pricing based on developer engineering plans & plan of subdivision. Confirm land prices and availability prior to purchase. Subject to developer and council approval. Price does not include any stamp duty, government, legal or bank charges. Alterations may incur additional charges. 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. The Carlisle Way Home Starts Here promotion applies to new quotes and initial deposits on Carlisles EasyLiving homes from 5th January 2026, and is not available in conjunction with any other offers. \*Only \$2K to Pay Until Slab offer applies to new quotes and initial deposits where finance is arranged by Mortgage Domayne and only available for Carlisles EasyLiving range of homes from 21 November 2025. #Prices locked until Dec 2026 is subject to a site start occurring before Dec 2026. Price Lock before Dec 2026 offer can be extended for a further 6 months, for a maximum period totalling of 18 months from Initial Payment. Extension will be charged at \$1,300 per month for a single storey, and \$1,600 per month for a double storey, for the duration of the extension period. If site start does not occur within 18 months of the initial payment, Carlisle Homes reserves the right to revise all pricing.  
Registered Building Practitioner CDB-U 50143.