



\$925,100*

better **THAN EVER**
Luxury Inclusions

- ✓ Fixed price site costs and connections
- ✓ Developer and council requirements
- ✓ Up to 5K off Hebel Facades*
- ✓ 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
- ✓ Full height tiling to master ensuite
- ✓ Doubling glazing throughout
- ✓ Refrigerated cooling & Heating
- ✓ LED lighting & Feature timber staircase
- ✓ Upgraded H-Class slab
- ✓ 7-star energy rating

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This floor plan illustrates a 1000-sq-ft house with a double garage. The layout includes a large double garage (6000 x 4000) at the front, leading into a lounge (3570 x 4360) and a living area (4950 x 4750). The kitchen (3210 x 3210) is centrally located, featuring a refrigerator, oven, and sink. Adjacent to the kitchen is a breakfast nook (3210 x 3210) and a dining area (4250 x 3230). The house also features a master suite (4610 x 3900) with a private entrance, a bathroom, and a closet. There are four bedrooms in total: Bed 1 (3240 x 3200), Bed 2 (3250 x 3200), Bed 3 (3240 x 3200), and Bed 4 (3140 x 3470). The plan also includes a laundry room, a spa, a pool, and a porch.

Room Details:

- DOUBLE GARAGE:** 6000 x 4000
- LOUNGE:** 3570 x 4360
- LIVING:** 4950 x 4750
- MEALS:** 4250 x 3230
- KITCH:** 3210 x 3210
- BED 1:** 3240 x 3200
- BED 2:** 3250 x 3200
- BED 3:** 3240 x 3200
- BED 4:** 3140 x 3470
- MASTER SUITE:** 4610 x 3900
- ENTRY:** 3210 x 3210
- LAUNDRY:** 3210 x 3210
- POOL:** 3210 x 3210
- SPA:** 3210 x 3210
- PORCH:** 3210 x 3210

AFFINITY
LUXURY LIVING



*Fixed Price current as of 06/10/2025. *Pricing based on developer engineering plans & plan 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's legal approval. ** Up to \$25K off Facade based on Manhattan Hebel facade offered at No Charge for Knockdown Rebuild homes. Bromley Hebel and Fenton Hebel facades are offered at no charge with a \$10K credit which will appear as a line item in the HIA Building Contract. *5K Hebel discount has been taken off the full retail price. Carlisle reserves the right to withdraw or change pricing, inclusions or promotion without notice. For further details