



Life's better

WITH VICTORIA'S NO.1 HOME BUILDER

FIXED PRICE

\$744,800*



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.

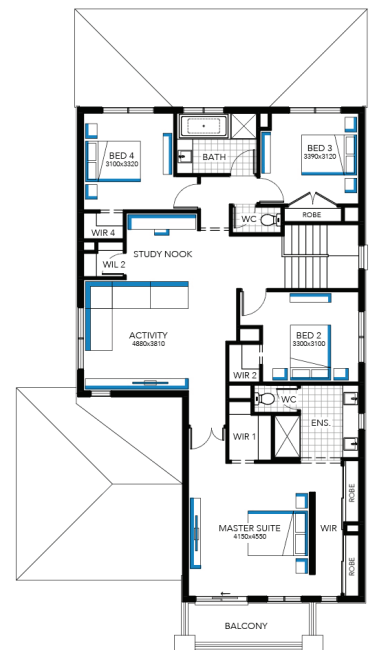
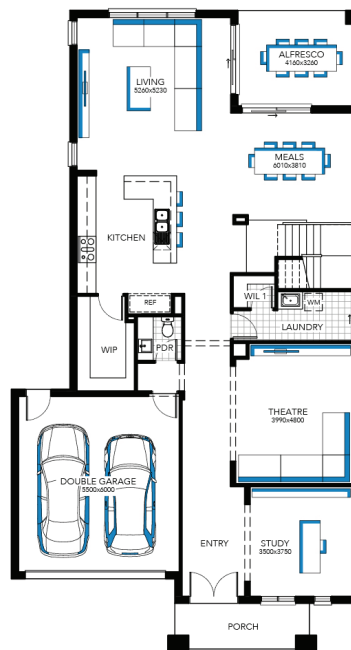


Illawarra 39

Lot 3885 (448m²) Merrifield, MICKLEHAM



- ✓ FIXED PRICE SITE COSTS AND CONNECTIONS
- ✓ DEVELOPER AND COUNCIL REQUIREMENTS
- ✓ 6 STAR ENERGY RATING
- ✓ 2590MM CEILING HEIGHT TO SINGLE STOREYS AND GROUND FLOOR OF DOUBLE STOREYS
- ✓ 20MM CAESARSTONE BENCHTOPS TO KITCHEN AND ENSUITE
- ✓ 40MM CAESARSTONE EDGE WITH WATERFALL END PANELS TO ISLAND BENCH IN DOUBLE STOREY HOMES
- ✓ CLEAR GLASS SPLASHBACK TO KITCHEN
- ✓ WESTINGHOUSE STAINLESS STEEL DISHWASHER
- ✓ TECHNIKA 900MM RANGEHOOD AND UPRIGHT COOKER
- ✓ TECHNIKA MICROWAVE WITH TRIM KIT
- ✓ ALUMINIUM ENTERTAINER DOOR AND/OR
- ✓ ADDITIONAL ALUMINIUM SLIDING DOOR TO ALFRESCO (HOME DESIGN SPECIFIC)
- ✓ CEILING FAN TO ALFRESCO
- ✓ ALARM SYSTEM WITH MOTION DETECTORS



FOR ENQUIRIES CONTACT:

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Open 7 days a week; Weekdays from 12pm - 5pm; Weekends from 11am - 5pm



Price current as of 20/07/2018. Applies to T-Range series only. * Pricing based on Developer supplied engineering plans & Plan of Subdivision; Carlisle standard floor plan with preferred siting (without alterations), Carlisle's recommended Building Surveyor & residential zoning at the package date. Internal dimensions of Hebel homes may be smaller than dimensions shown on the floorplan due to the external wall thickness - see working drawings for Hebel home dimensions. A site cost refund may be applicable to clients (to be deducted from the Slab Claim) for unused piling, screw piles or deepened edge beams who provide a Lvl 1 Compaction report, (only if accepted by Carlisle's Engineers). Confirm land prices and availability prior to purchase. Community Infrastructure Levy & Asset Protection not included in pricing & to 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. Alterations made may incur additional charges. Carlisle reserves the right to withdraw or amend pricing, inclusions and promo without notice. See a sales consultant for further details. © 2018 CARLISLE HOMES PTY LTD. ^See www.carlislehomes.com.au/disclaimer/ for Terms & Conditions. See <http://www.carlislehomes.com.au/getting-started/why-choose-carlisle-homes/luxury-inclusions/>