



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 detail inc entry door, window sizes & placements may vary between house types & sizes. Refer to working drawings for specific locations and sizes.

4 2 2

This floor plan illustrates a spacious 4-bedroom residence. The layout includes a large front porch leading into an entry area. To the left is a double garage (5500 x 6230) with two car spaces. The main living area features a living room (5530 x 4500) with a fireplace, a study nook, and a kitchen (5600 x 3350) with a breakfast bar and access to an alfresco dining area (4090 x 3290). The kitchen includes a refrigerator, oven, and a walk-in pantry (WIP). The sleeping quarters consist of four bedrooms: Bed 1 (5530 x 4060) with an en-suite, Bed 2 (5530 x 3200), Bed 3 (3400 x 3200), and Bed 4 (3400 x 3200). The bathroom (BATH) is centrally located, and there is a laundry room. A large theatre room (5220 x 4000) is situated near the back of the house. The plan also shows several wardrobes (WIR) and a linen closet (LWC).

- merrifield

*Fixed Price current as of 29/01/2020.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 & 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.**Life's better when it's included promotion applies to new quotes & initial deposits on Carlisle's Affinity Collection from 4th January 2020 & is available only in conjunction with the Affinity 365 inclusions. See a Sales Consultant and visit carlislehomes.com.au/disclaimer/ for further details. Registered Building Practitioner CDB-U50143 ©2019 Carlisle Homes Pty Ltd.