



**BUILDER DIRECT**

FIXED PRICE

**\$975,800\***

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

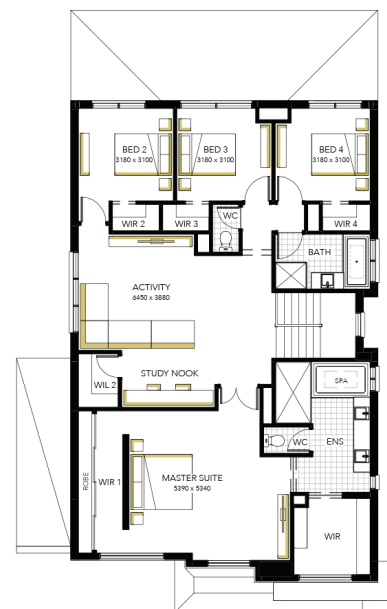
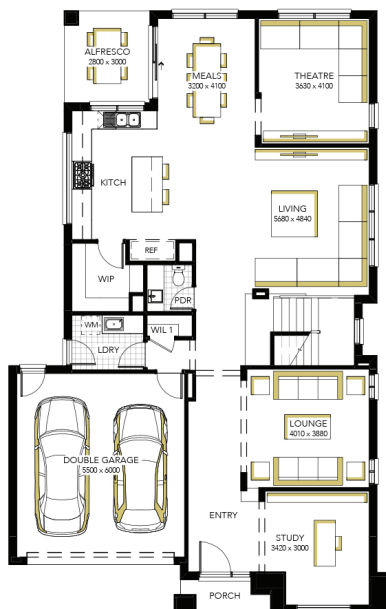
**WOW**

LUXURY INCLUSIONS\*\*

- ✓ FIXED PRICE SITE COSTS AND CONNECTIONS
- ✓ DEVELOPER AND COUNCIL REQUIREMENTS
- ✓ DOUBLE GLAZING TO WINDOWS
- ✓ CERAMIC FLOOR TILES OR LAMINATE TIMBER AND CARPET THROUGHOUT
- ✓ 2740MM HIGH CEILINGS TO SINGLE STOREY AND GROUND FLOOR OF DOUBLE STOREY HOMES
- ✓ 25 LED DOWNLIGHTS
- ✓ BUTLER'S PANTRY WITH LAMINATE BASE CABINETS AND OVERHEAD CUPBOARDS
- ✓ 40MM CAESARSTONE BENCHTOPS TO KITCHEN, ISLAND BENCHTOP AND BUTLER'S PANTRY
- ✓ 20MM CAESARSTONE BENCHTOPS TO ENSUITE(S), BATHROOM AND POWDER ROOM
- ✓ SOFT CLOSE CABINETS AND DRAWERS TO KITCHEN
- ✓ PREMIUM FISHER & PAYKEL APPLIANCES AND GAS COOKTOP
- ✓ STYLISH LAUNDRY FITOUT
- ✓ FEATURE TIMBER STAIRCASE
- ✓ TIMBER LOOK GARAGE DOOR

## Canterbury Grand 40

Lot 6811 (448m<sup>2</sup>) Armstrong, MOUNT DUNEED



### FOR ENQUIRIES CONTACT:

Lisa Jarrett 0408053623 | w: carlislehomes.com.au  
Open 7 days a week 11am - 5pm  
12 - 14 Irvine Rise WERRIBEE 3030

**AFFINITY**  
COLLECTION

**ARMSTRONG**  
BY DUNED

\*Fixed Price current as of 25/07/2022. Pricing based on developer engineering plans & plan of subdivision. Hebel homes may be smaller than dimensions shown on the floorplan due to 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. \*\* The Wow Inclusions Promotion applied to new quotes and initial deposit on Carlisle's Affinity homes from 11 April 2022, and is available only in conjunction with Affinity 365 Inclusions. Double glazing excludes all doors and corner butt jointed windows. LED downlights will be located in electrical appointment. See a Sales Consultant and visit carlislehomes.com.au/disclaimer/ for further details. Registered Building Practitioner CDB-U50143 ©2022 Carlisle Homes Pty Ltd