



**THE
GREAT
\$40K*
GIVE
BACK**

*Terms & Conditions apply

fixed price
\$1,175,400*

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.

MORE LUXURY INCLUSIONS**

Achieve your dream luxury home!

Includes our huge list of standard inclusions

Plus, our "More Luxury" promotional inclusions**

- ✓ Fixed price site costs and connections
- ✓ Developer and council requirements
- ✓ Upgraded H-Class slab
- ✓ Premium flooring throughout
- ✓ High ceilings and square set cornice to ground floor
- ✓ Feature timber staircase
- ✓ 40mm Caesarstone to kitchen island
- ✓ 20mm Caesarstone to kitchen, bathroom and ensuite(s) benchtops
- ✓ Quality Fisher & Paykel appliances
- ✓ Twin undermount sinks
- ✓ Full butler's pantry and laundry fit out
- ✓ Boutique entertainer alfresco door
- ✓ Double glazing to windows
- ✓ Timber-look garage door
- ✓ LED lighting and Evaporative Cooling
- ✓ Plus much more!

Rothbury Grand Atrium 50 (30.3), Hardwick Façade

Lot 1523 (448m²) Rathdowne, WOLLERT
Lot Orientation: SOUTH



FOR ENQUIRIES CONTACT:

Hong Xu 0412205083 | w: carlislehomes.com.au
Open 7 days a week 11am - 5pm
15 Gem Parade WOLLERT 3750

AFFINITY
LUXURY LIVING

RATHDOWNE
WOLLERT

*Fixed Price current as of 20/02/2024. 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. ** The More Luxury Inclusions applies to new quotes and initial deposits on Carlisles Affinity homes from 6th January 2023. Carlisle reserves the right to withdraw or change pricing, inclusions or promotion without notice. Speak to a Sales Consultant for further details or visit carlislehomes.com.au/disclaimer. ©2023 Carlisle Homes PTY LTD. Registered Building Practitioner CBD-U 50143.

\$20,000 (inc GST) build discount is included in the above price, and will appear as a credit in the HIA Building Contract. To be eligible for the discount, commencement of building, as defined in the HIA Building Contract, must occur by December 2024. This offer applies to titled land and land titling between March 2024 - June 2024. Customer is eligible for \$20,000 (inc GST) land rebate subject to Villawood T&Cs.