



**CARLISLE**  
HOMES



fixed price

**\$915,400\***

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. Façade 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\*\*

Build your dream family 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
- ✓ 40mm Caesarstone to island benchtops in kitchen
- ✓ 20mm Caesarstone to kitchen, bathroom and ensuite(s) benchtops
- ✓ Quality kitchen appliances incl. dishwasher
- ✓ Double glazing to windows
- ✓ Feature staircase balustrade
- ✓ Entertainer stacker door or additional sliding door to alfresco
- ✓ LED lighting and Evaporative Cooling
- ✓ Timber-look garage door
- ✓ Paradox alarm system
- ✓ Plus much more!

### Amberley 29 GP (32.4), Sierra 2 Façade



**Lot 5545 (576m<sup>2</sup>) Merrifield, MICKLEHAM**  
Lot Orientation: WEST



#### FOR ENQUIRIES CONTACT:

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23 - 25 Poppy Street MICKLEHAM 3064

**T-RANGE**  
TRUE LIVING

**merrifield**

\*Fixed Price current as of 08/02/2024. 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 Façade 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 Promotion applies to new quotes & initial deposits on Carlisle's T-Range Collection from 6th January 2023 & is available only in conjunction with the T-Range 365 inclusions. See a Sales Consultant and visit carlislehomes.com.au/disclaimer/ for further details. Registered Building Practitioner CDB-U50143 ©2023 Carlisle Homes Pty Ltd