



FIXED PRICE  
**\$882,000\***

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.

## LUXE INCLUSIONS\*\*

- ✓ FIXED PRICE SITE COSTS AND CONNECTIONS
- ✓ DEVELOPER AND COUNCIL REQUIREMENTS
- ✓ DOUBLE GLAZING TO WINDOWS
- ✓ PORCELAIN TILES OR ENGINEERED TIMBER AND QUALITY CARPET
- ✓ 2740MM HIGH CEILINGS TO SINGLE STOREY AND GROUND FLOOR OF DOUBLE STOREY HOMES
- ✓ SQUARE SET CORNICES TO LIVING, KITCHEN AND ENTRY AREA
- ✓ PREMIUM ELECTRICAL PACK INC. MINIMUM 30 LED DOWNLIGHTS PER HOME
- ✓ BUTLERS PANTRY
- ✓ 40MM CAESARSTONE BENCHTOPS TO KITCHEN AND BUTLER'S PANTRY
- ✓ 20MM CAESARSTONE BENCHTOP TO ENSUITE(S), BATHROOM AND POWDER ROOM
- ✓ LAMINEX SILK FINISH TO KITCHEN AND BUTLER'S PANTRY
- ✓ DOUBLE UNDERMOUNT SINKS TO KITCHEN & SINGLE BUTLER'S PANTRY
- ✓ FEATURE HARDWOOD STAIRCASE
- ✓ TIMBER LOOK GARAGE DOOR

### Montpellier Grand 45

Lot 319 (448m<sup>2</sup>) Alamora, TARNEIT



### FOR ENQUIRIES CONTACT:

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 Open 7 days a week 11am - 5pm

AFFINITY  
COLLECTION



\*Fixed Price current as of 15/04/2021. 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 Luxe Event Promotion applies to new quotes & initial deposits on Carlisle's Affinity Collection from 13th March 2021 & is available only in conjunction with the Affinity 365 inclusions. See a Sales Consultant and visit [carlislehomes.com.au/disclaimer/](http://carlislehomes.com.au/disclaimer/) for further details. Registered Building Practitioner CDB-U50143 ©2021 Carlisle Homes Pty Ltd