

easy
LIVING

Flooring
from \$4,999*

*T&C's apply

fixed price
\$755,700*

**VILLAWOOD PAYS
YOUR BUILDERS
DEPOSIT**
UP TO
\$25K*

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.

Home buying
made easy
better inclusions##

Edgewood 23 MK2, Riviera 2 Façade

Lot 1235 (350m²) Alamora, TARNEIT
Land Orientation: SOUTH



Perfect for first home buyers and investors!

6 easy steps to your brand new home

Plus a huge list of standard and promotional inclusions##

✓ Fixed price site costs and connections

✓ Developer and council requirements

✓ 7 star energy rating

✓ 20mm Caesarstone benchtops to kitchen

✓ Upgraded kitchen appliances incl. dishwasher

✓ Feature overhead kitchen cupboards

✓ Solar PV system

✓ Laundry fit-out

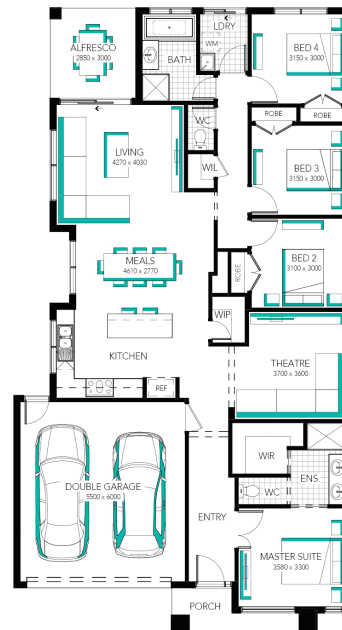
✓ Feature staircase balustrade

✓ LED lighting

✓ Upgraded H-Class slab

✓ Double glazing throughout

✓ \$5,000 off fully rendered Hebel facades*



**CARLISLE
HOMES**

FOR ENQUIRIES CONTACT:

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*Fixed Price current as of 19/07/2024. 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 and availability prior to purchase. Subject to developer and council approval. Price does not include any stamp duty, government, legal or bank charges. 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 and property information from relevant authorities is received. ##Home buying made easy promotion applies to new quotes and initial deposits on Carlisle's Easyliving homes from 1 May 2024, and is not available in conjunction with any other offers. *Your choice of Ceramic Floor Tiles or Carpet from the Carlisle Classic Range, \$4,999 for single storey homes, \$6,999 for double storey homes. *Hebel discount taken off full retail price. Carlisle reserves the right to withdraw or change pricing, inclusions or promotion without notice. ^For further details on our '12 month price lock', or promotional inclusions, speak to a Sales Consultant or visit carlislehomes.com.au/disclaimer. Registered Building Practitioner CDB-U 50143

Villawood Pays Your Builder Deposit up to \$25,000 Promotion eligible on selected stock across participating Villawood projects only and is strictly subject to Developers terms & conditions. Offer in conjunction with Carlisle Homes is strictly available on titled land only. Value of \$25,000 must be paid upon signing of HIA Building Contract with Carlisle Homes or the offer becomes null and void. Offer available until 1/10/2024. See your Carlisle Homes Consultant for more information.