



**CARLISLE  
HOMES**



fixed price

**\$1,253,200\***

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\*\*

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!

### Astoria Grand 49 , Jamison Façade



**Lot 1316 (448m<sup>2</sup>) Berwick Waters, CLYDE NORTH**  
Lot Orientation: NORTH



### FOR ENQUIRIES CONTACT:

Jane Jackson 0468 513 059 | w: carlislehomes.com.au  
Open 7 days a week 11am - 5pm  
14-24 Zagros Street CLYDE NORTH 3978

**AFFINITY**  
LUXURY LIVING

**berwick  
waters::**

\*Fixed Price current as of 01/11/2023. 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 Inclusions applies to new quotes and initial deposits on Carlisle's 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.