

**easy**  
LIVING

fixed price  
**\$897,400\***

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.

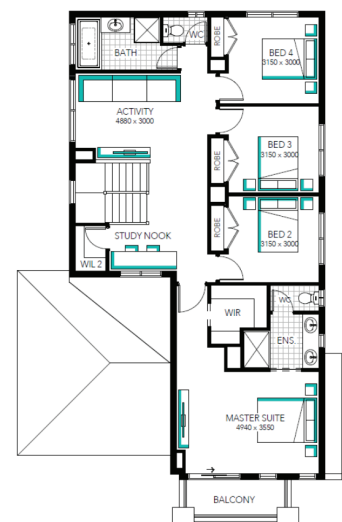
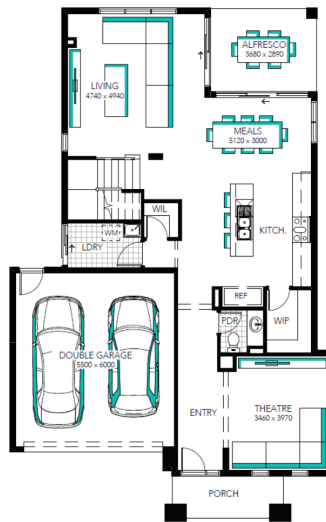
**MORE  
LUXURY  
INCLUSIONS##**

**Highview 31, Sherwood 2 Façade**



**Lot 5922 (400m<sup>2</sup>) Westbrook, TRUGANINA**  
Land Orientation: SOUTH

Perfect for first home buyers and investors!  
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  
✓ Timber-look flooring or "Enhance" tiling and carpet  
✓ 20mm Caesarstone benchtops to kitchen  
✓ Feature overhead kitchen cupboards  
✓ Up to 3 kitchen pendant lights  
✓ Low-iron glass kitchen splashback  
✓ Quality kitchen appliances incl. dishwasher  
✓ Upgraded bathroom features  
✓ Paradox alarm system  
✓ Entertainer door  
✓ LED lighting  
✓ 6-star energy rating  
✓ Plus much more!



**FOR ENQUIRIES CONTACT:**

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Open 5 days a week; Mon - Wed: 11am - 5pm Thu - Fri: By appointment only Week-ends: 11am - 5pm

7-9 Legion Avenue TARNEIT 3029



\*Fixed Price current as of 16/01/2024. Fixed 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. ##The More Luxury Promotion applies to new quotes & initial deposits on Carlisle's Easy Living Collection from 6th January 2023 & is available only in conjunction with the Easy Living 365 inclusions. See a Sales Consultant and visit [carlislehomes.com.au/disclaimer/](http://carlislehomes.com.au/disclaimer/) for further details. Speak to a Sales Consultant for further details or visit [carlislehomes.com.au/disclaimer/](http://carlislehomes.com.au/disclaimer/). ©2023 Carlisle Homes PTY LTD. Registered Building Practitioner CBD-U 50143.