



**CARLISLE**  
HOMES



fixed price

**\$1,039,200\***

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. Facade 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!

### Sorrento Grand 41 (28.3), Hardwick Façade



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



### FOR ENQUIRIES CONTACT:

Robyn Hobbs 0477404036 | w: carlislehomes.com.au  
Open Saturday-Wednesday from 11am - 5pm  
18-20 Sierra Street TRUGANINA 3029

**AFFINITY**  
LUXURY LIVING



\*Fixed Price current as of 16/01/2024. Pricing based on developer engineering plans & plan of subdivision. Hecel homes may be smaller than dimensions shown on the floorplan due to the external wall thickness, see working drawings for Hecel 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 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.