

easy  
LIVING

Flooring  
from \$4,999\*

\*T&C's apply

fixed price  
**\$882,200\***

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.

Home buying  
made easy  
better inclusions##

## Edgewood 25 MK2 FF, Riviera 2 Façade



Lot 3214 (400m<sup>2</sup>) Modeina, BURNSIDE  
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

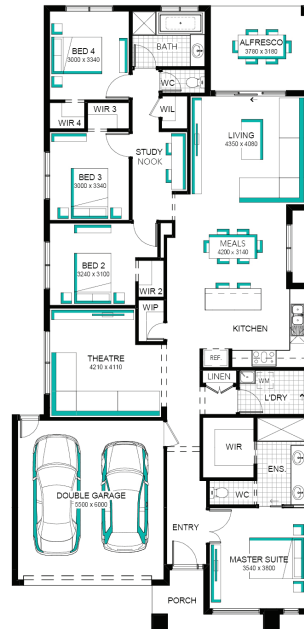
Feature staircase balustrade

LED lighting

Upgraded H-Class slab

Double glazing throughout

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



### FOR ENQUIRIES CONTACT:

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Open Saturday-Wednesday from 11am - 5pm

3 - 5 Best Drive DEANSIDE 3336



\*Fixed Price current as of 28/06/2024. 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. \*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](http://carlislehomes.com.au/disclaimer). Registered Building Practitioner CDB-U 50143

\*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. For further information, speak to your Sales Consultant.