



FIXED PRICE  
**\$526,800\***

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.

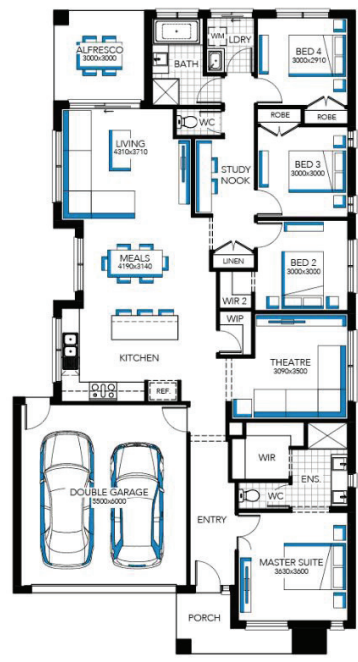
DISPLAY  
**LIVING**

**Portland 23**



**Lot 341 (400m<sup>2</sup>) Opalia, WEIR VIEWS**

- ✓ FIXED PRICE SITE COSTS AND CONNECTIONS
- ✓ DEVELOPER AND COUNCIL REQUIREMENTS
- ✓ 6 STAR ENERGY RATING
- ✓ BRICKWORK OVER ALL WINDOWS AND EXTERNAL DOORS (HOME DESIGN SPECIFIC)
- ✓ DESIGNER ALUMINIUM FEATURE WINDOWS TO FRONT FAÇADE
- ✓ CERAMIC FLOOR TILES TO BATHROOM, ENSUITE(S), POWDER ROOM (HOME DESIGN SPECIFIC)
- ✓ 2590MM CEILING HEIGHT TO SINGLE STOREYS AND GROUND FLOOR OF DOUBLE STOREYS
- ✓ TILED SPLASHBACK TO KITCHEN & LAUNDRY
- ✓ LARGE POT DRAWERS (HOME DESIGN SPECIFIC)
- ✓ TECHNIKA 900MM RANGEHOOD AND UPRIGHT COOKER
- ✓ THREE COAT DULUX PREMIUM MATT PAINT
- ✓ GAS DUCTED HEATING WITH CEILING VENTS
- ✓ HARD-WIRED SMOKE DETECTORS
- ✓ SOLAR HOT WATER SERVICE
- ✓ DESIGNER FIXTURES AND FITTINGS



**FOR ENQUIRIES CONTACT:**  
 Customer Enquiry Team m: 13 27 67 | w: carlislehomes.com.au  
 Or visit: Opalia, 179 Exford Road, WEIR VIEWS VIC 3338



\*Fixed Price current as of 13/12/2019. 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. 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. 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. 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. See a Sales Consultant or visit carlislehomes.com.au/disclaimer/ for further details. Registered Building Practitioner CDB-U50143 ©2019 Carlisle Homes Pty Ltd.