

home now

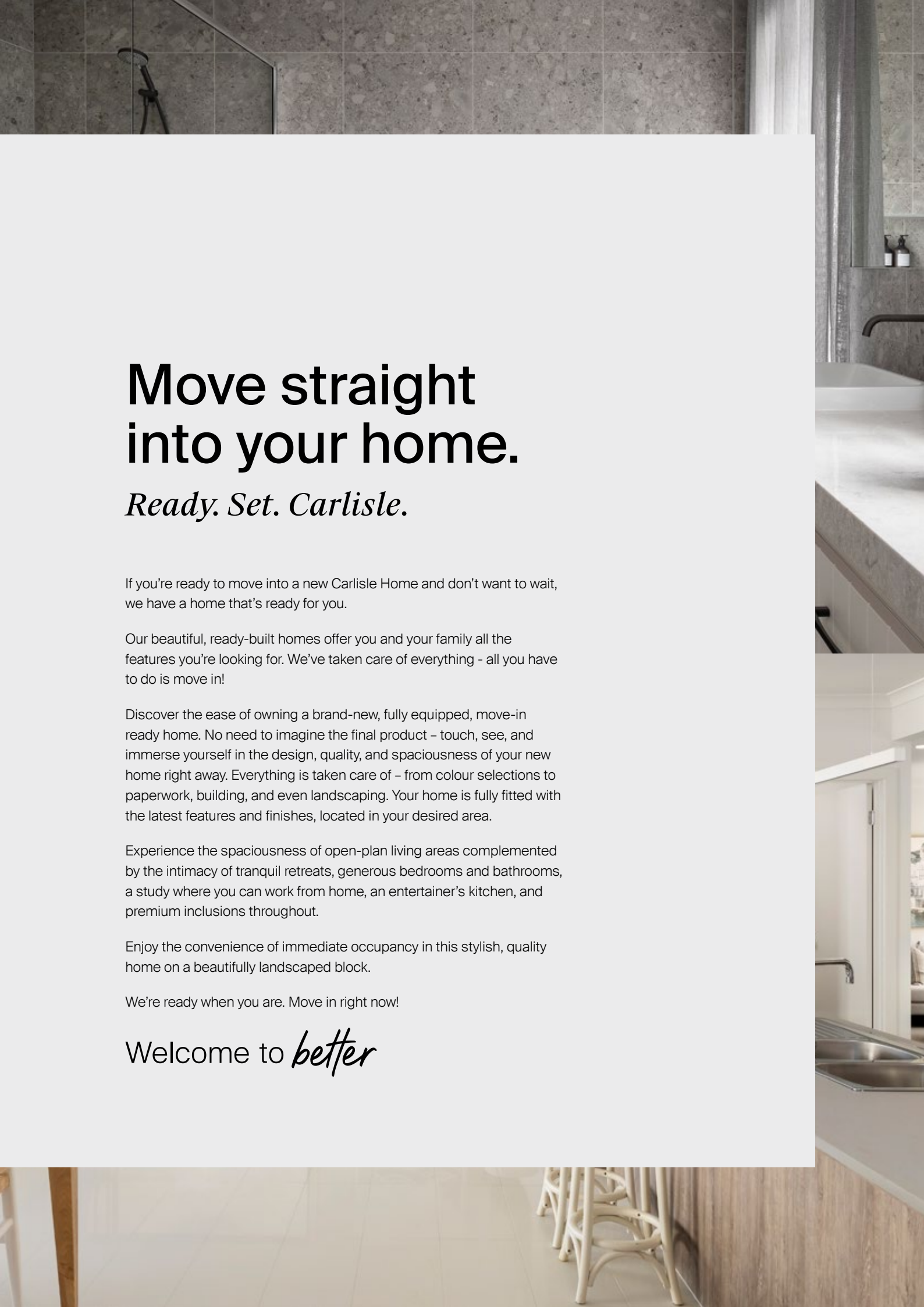
by  **CARLISLE**

Welcome to a ready to
move-in home crafted for you.



Start living today!





Move straight into your home.

Ready. Set. Carlisle.

If you're ready to move into a new Carlisle Home and don't want to wait, we have a home that's ready for you.

Our beautiful, ready-built homes offer you and your family all the features you're looking for. We've taken care of everything - all you have to do is move in!

Discover the ease of owning a brand-new, fully equipped, move-in ready home. No need to imagine the final product - touch, see, and immerse yourself in the design, quality, and spaciousness of your new home right away. Everything is taken care of - from colour selections to paperwork, building, and even landscaping. Your home is fully fitted with the latest features and finishes, located in your desired area.

Experience the spaciousness of open-plan living areas complemented by the intimacy of tranquil retreats, generous bedrooms and bathrooms, a study where you can work from home, an entertainer's kitchen, and premium inclusions throughout.

Enjoy the convenience of immediate occupancy in this stylish, quality home on a beautifully landscaped block.

We're ready when you are. Move in right now!

Welcome to *better*

Built for better living.

With every detail considered and crafted by our team at Carlisle, this home provides a space for better home living with all the quality, comforts and features you can expect from a Carlisle Home.

Built to take full advantage of the block of land, our spacious designs and thoughtful layouts support a routine and lifestyle that enables you to move through with ease and enjoy the luxury of each space.

Experience a ready built, 6-star home with abundant natural light, beautifully designed by our expert interior designers with window furnishings throughout.

Our homes are ready when you are, landscaped and fenced. Move in now!





Carlisle's better home experience.

Room to move

Each Carlisle Homes floorplan is purpose-designed for optimal functionality, flow and comfort. Our thoughtful layouts support your activities and routines with effortless transitions between spaces, enabling easy movement and interactions. Abundant natural light and efficient use of space create convenience and organisation. Life's better when it's designed to be.

Expansive living spaces

Bright, open living spaces top the wish list for most homeowners. That's why our homes are expertly crafted and designed with floorplans that enhance your lifestyle and lay-outs that maximise natural light, enhancing your every day living experience.

Designer kitchens

The kitchen is the social heart of your home. A place to entertain and enjoy meals with family and friends. We understand the importance of quality materials, sleek finishes, practical layouts and innovative design elements to allow you to cook and inspire connection in the space. Flowing work surfaces, Caesarstone® benchtops, ample storage, premium appliances and feature benchtop lighting let you enjoy luxury, functionality and style.

Curated interiors

Our beautiful, ready to move into Carlisle Homes have been expertly designed by our very own interior designers, who have carefully curated the colours and textures to provide you with a stunning, stylish interior. Every space is elevated through premium

fittings, materials, fixtures and window treatments – all with the utmost attention to detail to balance style and function. All you need to do is move in and start enjoying your new home!

Quieter homes

Our family homes are built with Soundscreen insulation, providing superior acoustic protection so you can enjoy peace and quiet, anytime of day or night. Retreat to your home oasis; unwind and recharge away from the noise of the outside world. Enjoy the sense of calm you can read a book, cook a slow meal, or spend quality time with the people who matter.

6 - Star energy-rating

At home, heating and cooling can drain up to 40 percent of your energy costs. Along with the aerated structure of our Hebel wall system, our energy-smart building materials ensure your home is naturally cooler in summer and warmer in winter. Optimum efficiency and improved thermal comfort leave you with reduced bills and environmental footprint.

Prime location, thriving community

Growing communities, surrounded by lush green space, good transport links, and great schools. You no longer have to compromise when it comes to your dream home. Purpose-built for family lifestyle, connect with neighbours and build local relationships through accessible leisure activities and recreation facilities. An intimate neighbourhood in a thriving community – now you're really living.





What's included in your ready to move in home?

Experience luxurious inclusions that enhance both the style and functionality of these beautiful homes. We've incorporated meaningful upgrades from industry-leading brands.

Designer Kitchen



Fisher & Paykel 900mm
Stainless Steel Gas Rangehood



Fisher & Paykel 900mm
Stainless Steel Gas Cooktop



Fisher & Paykel 900mm
Stainless Steel Oven



Fisher & Paykel Freestanding
Stainless Steel Dishwasher



20mm Caesarstone Kitchen Benchtops and Butler's Pantry with 40mm Caesarstone waterfall to the Island Benchtop
Premium Laminex joinery
Hafele cabinetry handles
Franke Bell Undermount Sink to Kitchen and Butler's Pantry
Stylish feature tiling



Luxury Living

2590 Ceilings to Ground Floor

Square Set Cornice to entry, theatre, meals, kitchen and living

Premium staircase (double storey homes)

Dual Roller Blinds

Porcelain Tiles or Premium Timber-look flooring

Category 3 Carpet with Premium Underlay

Refrigerated cooling with three phase power

Alarm system





Opulent Bedroom & Bathroom

20mm Caesarstone to Powder Room, Bathroom, and Ensuite

Vito Bertoni Bathroom Fixtures

Designer Vanity

Gas Boosted Solar Hot Water





External

Stylish facade

Exposed Aggregate driveway and front path

Feature lighting

Letterbox & clothesline

3,000L water tank

Fully landscaped





Enjoy expertly curated Exterior & Interior Schemes

Whether you prefer a relaxed, natural look or a sleek, modern edge, our design palettes are crafted to suit every lifestyle.

Carlisle Homes has curated a collection of interior and exterior colour schemes that combine modern sophistication with timeless comfort. Each scheme is thoughtfully designed, blending textures, materials, and tones to create inviting, livable spaces that are as beautiful as they are functional.

From warm timber finishes and serene greige tones to cool urban aesthetics with polished surfaces, you'll find the perfect match to suit your taste and lifestyle. Whether you want a relaxing haven or an elegant urban escape, our expertly crafted schemes make it easy to bring your vision to life.

Explore the colour schemes on the next page and imagine your future home with our interior designer's expert touch.



Relaxed Haven

Create a fresh, inviting and thoroughly contemporary interior with the Relaxed Haven colour scheme. Featuring warm timber flooring, serene white cabinetry, pops of oak, and textural touches such as kit-kat tiling and oversized loop-pile carpet, it's the perfect blend of relaxed and sophisticated. The result? A timeless look that works beautifully in Australian homes. Easy to live with and decorate around, this scheme creates an effortless backdrop for both traditional and modern styles. Pair it with oak or white furniture to maximise light and the sense of spaciousness, or darker furniture and muted colours for drama.



Contemporary Charm

This scheme features layers of cool grey, sleek polished tiles, and gently textured white cabinetry, capturing contemporary charm with an inviting contemporary vibe. The polished stone-look tile flooring in the kitchen and open-plan living/meals area contrasts beautifully with plush carpet in the bedrooms and home theatre, striking an ideal balance between work and relaxation. To complete this look, opt for minimalist furniture in simple shapes and incorporate vibrant colors through soft furnishings and artwork to elevate its modern aesthetic.



Timeless chic

This simple, elegant scheme draws you in from the moment you step foot inside the front door. With its warm greige tones, layer upon layer of gentle grey, and richly textural carpet, it creates a light and liveable home that radiates cosy comfort. Polished tiles in the open-plan kitchen and living area provide a low-maintenance, neutral canvas for pale, stone-look feature tiling, warm white cabinetry and walls, and accents of light, sun-kissed timber. Feature kit-kat tiles add depth and dimension. Round out this timeless look with furniture in a classic style, striped and floral patterns, and muted shades of navy, burgundy and forest green.



Urban Elegance

With its layers of cool grey, sleek polished tiles, gently textured white cabinetry and pale timber accents, this scheme exudes modern, urban vibes with a welcoming feel.

Polished stone-look tile flooring in the kitchen and open-plan living/ meals area contrast with plush carpet in spaces that are all about relaxation, such as the bedrooms and home theatre, creating the ideal foundation for a busy lifestyle of work, rest and play.

Style this look with rich or warm timber furniture in simple shapes, and bursts of colours in your soft furnishings and artwork.



Modern Edge

Embrace modern sophistication with an exterior scheme that combines cooler neutral tones across the rendered surfaces and bold, dark accents on the roof, window frames and guttering for striking kerb appeal. Each home with the Modern Edge scheme features an inviting balcony and rendered surfaces in layered shades of oyster, greige and cool white. Custom elements such as PermaTimber cladding, textural tiled piers, weatherboard accents, Colonial-style windows, Hamptons detailing, and contemporary touches give each home a unique charm, ensuring it shines in the neighbourhood. Designed to stand the test of time, this façade will look just as beautiful years from now as it does today.



Earthy luxe

Establish your home's connection with the landscape with a facade inspired by the colours and textures found in nature. Crafted with meticulous detail, from the slatted timber cladding to the feature mouldings, every element has been thoughtfully designed to integrate your home with its natural surrounds. Homes that feature the Earthy Luxe scheme share a palette of warm, earthy tones and each boasts a beautiful balcony. Features such as spotted gum PermaTimber cladding, textural tiled piers, accents of weatherboard, Colonial-style windows, and Hamptons-style detailing are used in different ways to give each home a unique look and a sense of individuality on the streetscape.



Canopy

Address	Bed	Bath	Car	Scheme Name	Land Size
51 Stringer Avenue	4	2	2	Contemporary Charm	317m ²
53 Stringer Avenue	3	2	2	Relaxed Haven	317m ²
39 Stringer Avenue	4	2	2	Timeless Chic	364m ²
43 Stringer Avenue	4	2	2	Relaxed Haven	321m ²
41 Stringer Avenue	4	2	2	Contemporary Charm	323m ²
45 Stringer Avenue	4	2	2	Urban Elegance (Tiles)	320m ²
49 Stringer Avenue	4	2	2	Timeless Chic (Tiles)	318m ²
47 Stringer Avenue	4	2	2	Relaxed Haven (Timber)	318m ²
19 Clegg Street	4	2	2	Relaxed Haven (Timber)	563m ²
25 Stringer Avenue	4	2	2	Timeless Chic (Tiles)	559m ²
27 Stringer Avenue	4	2	2	Urban Elegance (Timber)	400m ²
29 Stringer Avenue	4	2	2	Contemporary Charm (Tiles)	400m ²
31 Stringer Avenue	4	2	2	Relaxed Haven (Tiles)	477m ²
33 Stringer Avenue	4	2	2	Urban Elegance (Timber)	450m ²
35 Stringer Avenue	4	2	2	Timeless Chic (Tiles)	328m ²
37 Stringer Avenue	4	2	2	Urban Elegance (Timber)	327m ²

House Type Name	Status	Price Range
Ashbourne 19 (25.3)	SOLD	
Ashbourne 19 (25.3)	SOLD	
Domaine Grand 39 (25.3)	Ready to move in!	\$1,100,000 - \$1,200,000
Illawarra Grand 36 MK2 (28.3)	Ready to move in!	\$950,000 - \$1,040,000
Illawarra Grand 36 MK2 (28.3)	Ready to move in!	\$950,000 - \$1,040,000
Illawarra Grand 36 MK2 (28.3)	Ready to move in!	\$950,000 - \$1,040,000
Illawarra Grand 36 MK2 (28.3)	Ready to move in!	\$950,000 - \$1,040,000
Highview Grand 34 (25.3)	Ready to move in!	\$925,000 - \$1,015,000
Illawarra Grand Deluxe 41 (28.2)	Ready to move in!	Released soon
Illawarra Grand Deluxe 41 (28.2)	Ready to move in!	Released soon
Granada Grand Master 44 (32.3)	Move in Jan 2025!	Released soon
Illawarra Grand Retreat 41 (28.2)	Move in Jan 2025!	Released soon
Granada Grand 38 MK2 (28.2)	Ready to move in!	Released soon
Highview Grand 34 (25.3)	Ready to move in!	Released soon
Illawarra Grand 36 MK2 (28.3)	Ready to move in!	\$950,000 - \$1,040,000
Illawarra Grand 36 MK2 (28.3)	Ready to move in!	\$950,000 - \$1,040,000

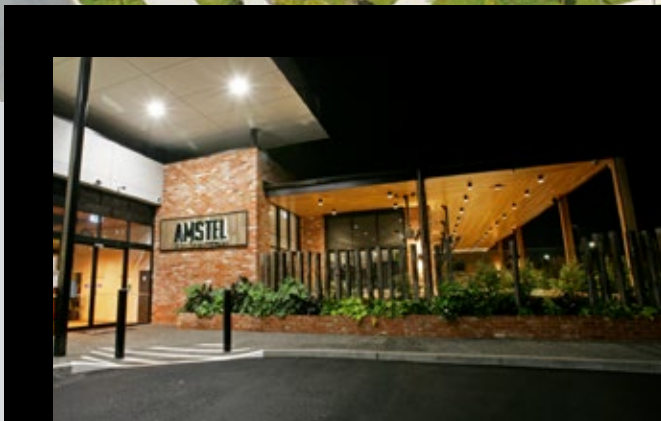
South-East

Living conveniently in a thriving community.

01

Already recognised as one of Cranbourne's most sought after communities, Canopy Estate will see you enjoying a premium, tranquil, natural environment alongside the benefits of established amenities and infrastructure close by.

Experience an active, outdoor lifestyle in the abundant open spaces or take advantage of the convenience of quality schools, shopping and dining. A terrific social space, Amstel Club is within walking distance where you can dine with friends and family or just enjoy the atmosphere.



Come home to this warm and secure community, with everything you and your family could need within easy reach.



02

The Cranbourne railway line is currently undergoing development to add an additional two train stations in Clyde. Along with nearly fully developed estates, shopping centres, and roads, you'll have everything you need in Clyde.

03



Job opportunities are increasing in the South-East with business areas in Dandenong and Clayton expanding, including Monash University, CSIRO, and others.



04

The Victorian government is committed to opening 100 new schools across Victoria by 2026 with key new locations in the South-East including recently opened Cranbourne West Secondary College and Ramleggh Park Primary School, and upcoming Clyde Secondary College.

05

Melbourne's outer south-east is thriving with recreational activities for adults and children alike. There are numerous parks and wetlands to explore including the Royal Botanic Gardens in Cranbourne; you can travel roughly 20km to hit the beach; or head out to Tynong for Gumbuya World.



Check out these Activities in the South East:

Aquatic Centres

including Casey Race, Casey Arc and Cardinia Life

Gumbuya World

only a 15 minute drive from Pakenham

Peninsula

Drive down the Peninsula for beaches, wineries, and more

Golf Course

including Ranfurlie and Cranbourne Golf Clubs

A landmark address in the heart of Melbourne's South-East

Discover Canopy at Amstel, a landmark address perfectly positioned as Cranbourne's most sought-after community. With an impressive, natural backdrop alongside the added benefits of established amenities and infrastructure close by.

We have a range of thoughtfully designed and well-appointed family homes set amongst a tranquil natural environment within a warm and secure community. With an abundance of open spaces at every turn, embrace an active, outdoor oriented lifestyle. Discover a lifestyle of convenience, with quality schools, shopping and major transport corridors all within easy reach.



↑ NORTH



POWER EASEMENT

For sale

Available Now

39 Stringer Avenue, Cranbourne

Domaine Grand 39

\$1,000,000–\$1,200,000

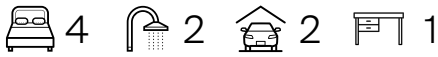
Ready to move in now!

Interior Scheme: Timeless Chic



The Domaine Grand 39 is available to walk through by appointment only.

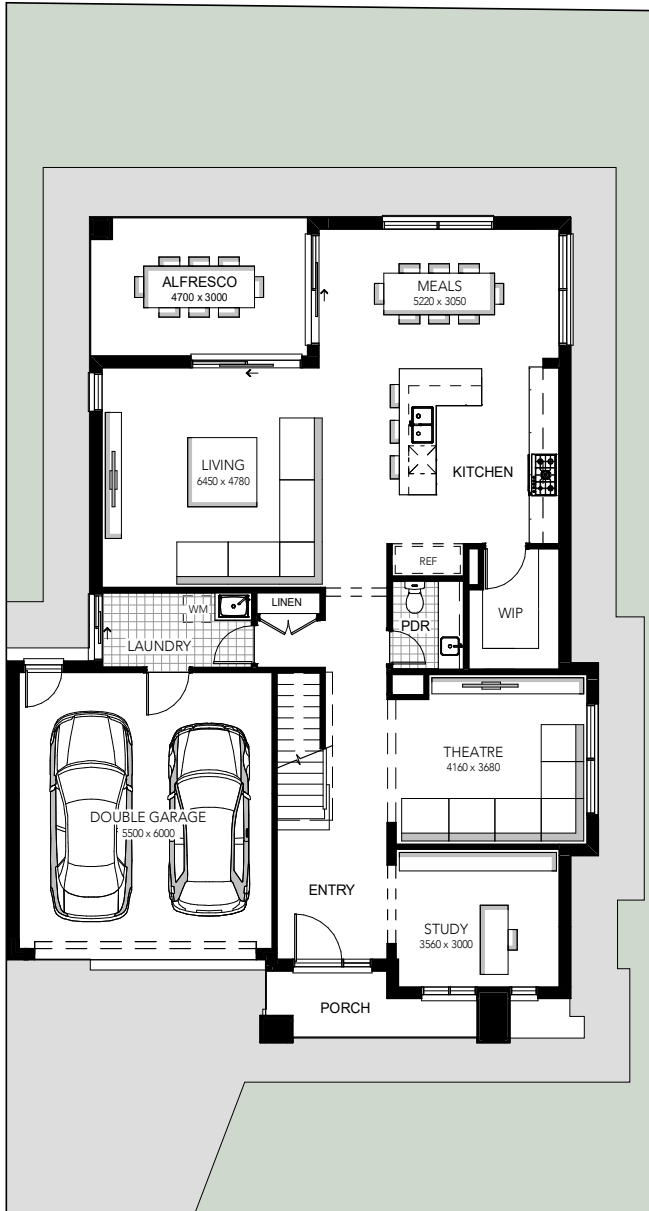
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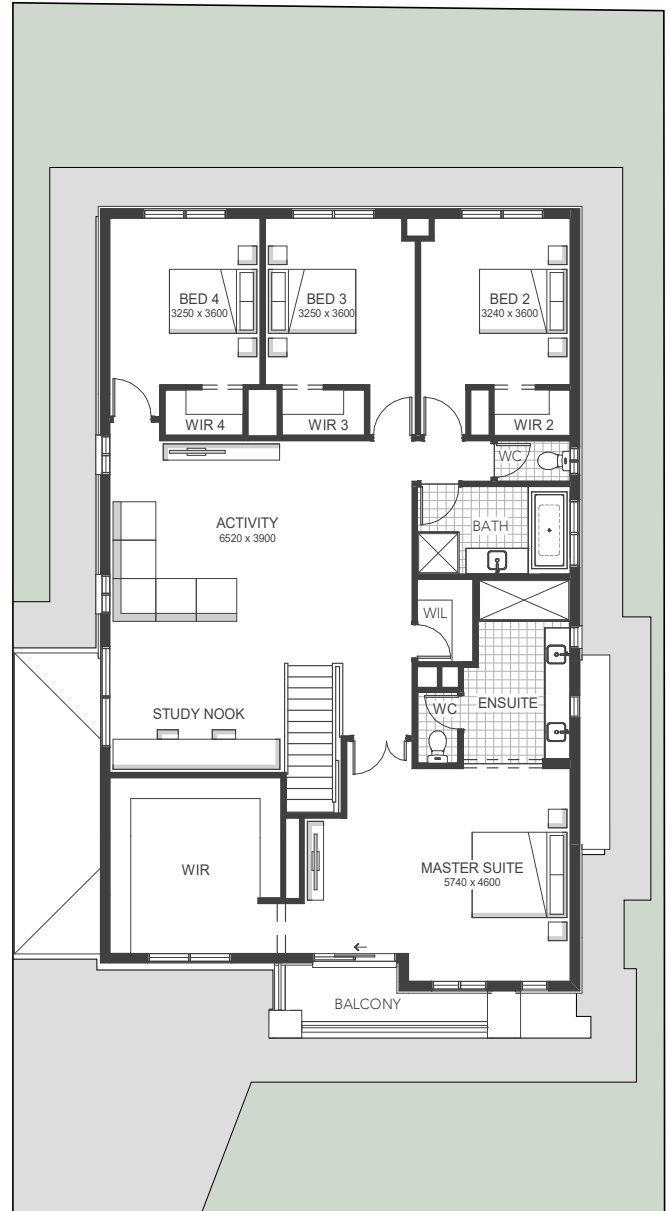
The Domaine is the ultimate family home. Enjoy coming home to the spacious open-plan kitchen, large upstairs activity zone and generous master suite with direct access to the balcony, this home truly has it all.

House area total (m ²)	367.34
Squares	39.54
Land Size (m ²)	364

Features Level A inclusions



Ground Floor



First Floor

All our ready-to-move into homes come with an extensive range of luxury and premium inclusions, including:

- Caesarstone Benchtops
- Fisher & Paykel Appliances
- Premium Laminex Cabinetry
- Feature tiling
- High 2590mm Ceilings to ground floor
- Designer fixtures and finishings
- Refrigerated Cooling
- Alarm system
- Stylish facade
- Fully Landscaped
- & More!

Speak to your sales consultant for the full list of luxury inclusions.

For sale

Available Now

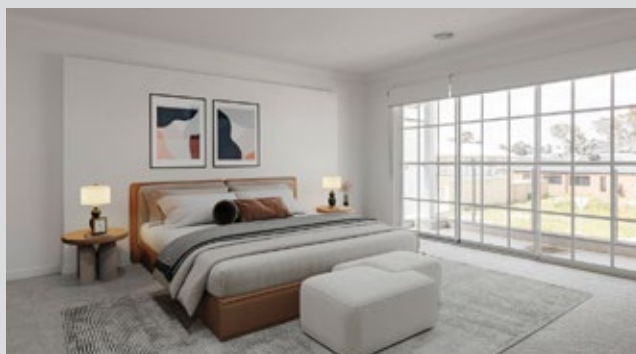
41 Stringer Avenue, Cranbourne

Illawarra Grand 36 MK2 (28.3)

\$950,000–\$1,040,000

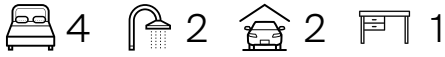
Ready to move in now!

Interior Scheme: Relaxed Haven



The Illawarra Grand 36 MK2 (28.3) is available to walk through by appointment only.

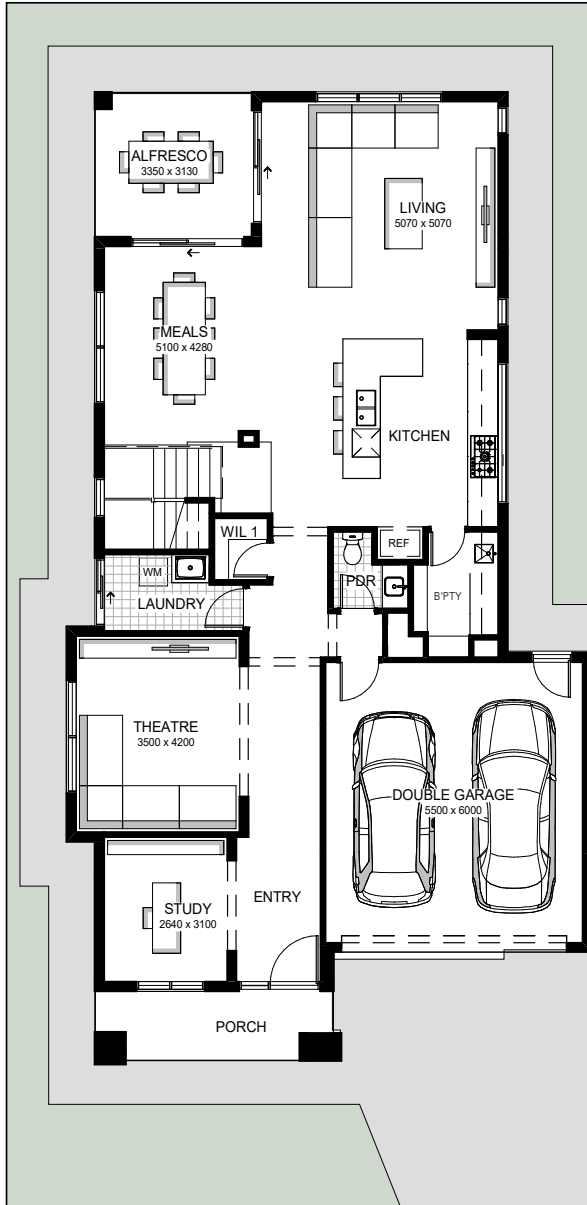
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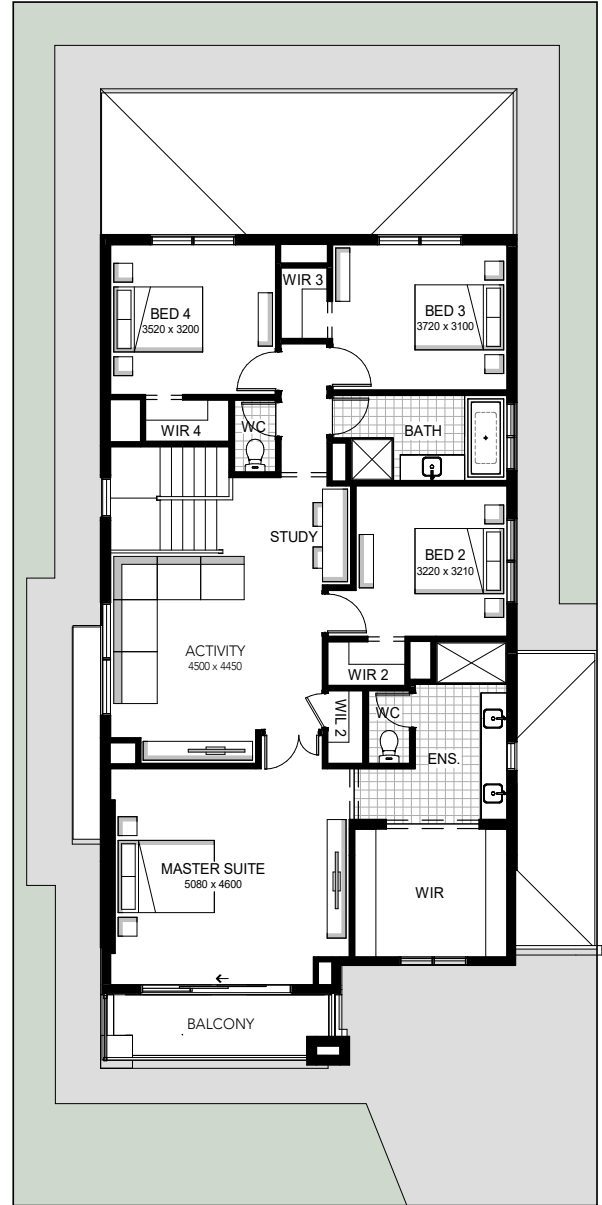
The Illawarra is the ultimate in family living, with multiple living zones and a luxurious master retreat with expansive walk-in robe and ensuite, you'll never want to leave!

House area total (m ²)	335.80
Squares	36.15
Land Size (m ²)	323

Features Level A inclusions



Ground Floor



First Floor

All our ready-to-move into homes come with an extensive range of luxury and premium inclusions, including:

- Caesarstone Benchtops
- Fisher & Paykel Appliances
- Premium Laminex Cabinetry
- Feature tiling
- High 2590mm Ceilings to ground floor
- Designer fixtures and finishings
- Refrigerated Cooling
- Alarm system
- Stylish facade
- Fully Landscaped
- & More!

Speak to your sales consultant for the full list of luxury inclusions.

For sale

Available Now

43 Stringer Avenue, Cranbourne

Illawarra Grand 36 MK2 (28.3)

\$950,000–\$1,040,000

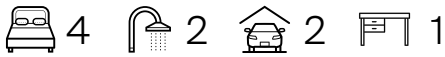
Ready to move in now!

Interior Scheme: Relaxed Haven



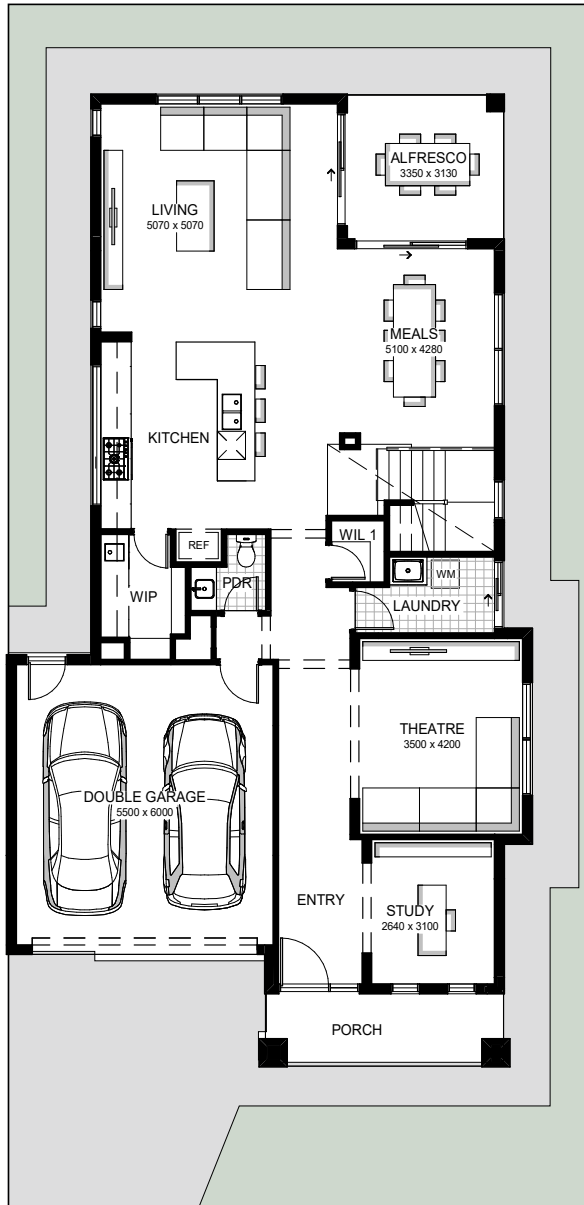
The Illawarra Grand 36 MK2 (28.3) is available to walk through by appointment only.

Please contact 13 27 67

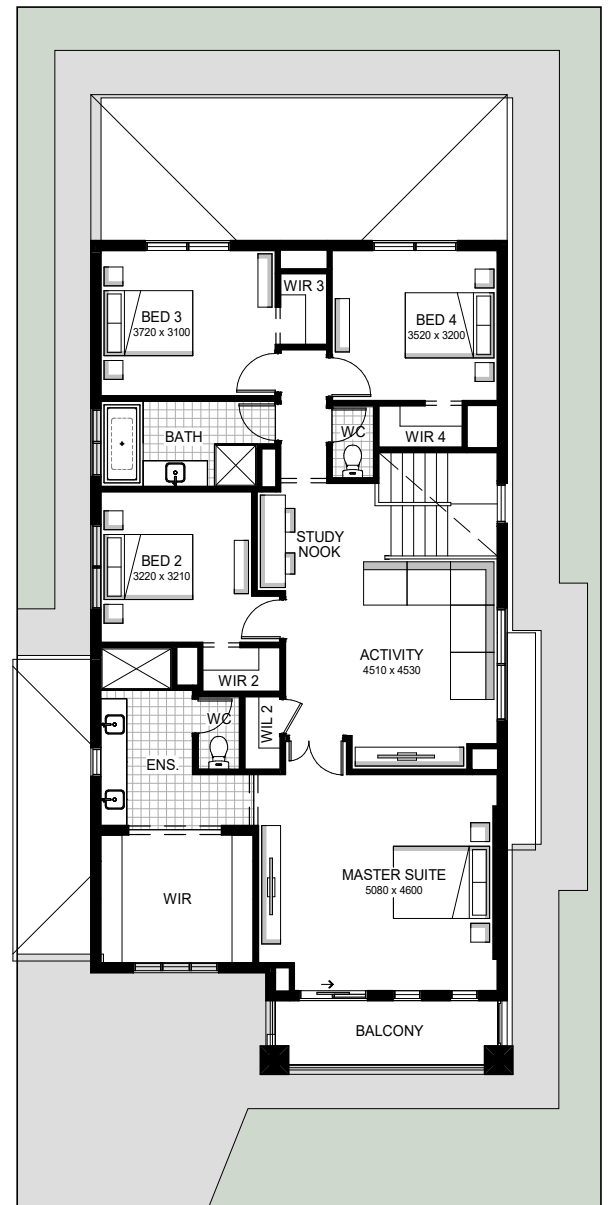


House area total (m ²)	367.34
Squares	39.54
Land Size (m ²)	321

Features Level A inclusions



Ground Floor



First Floor

The Illawarra is the ultimate in family living, with multiple living zones and a luxurious master retreat with expansive walk-in robe and ensuite, you'll never want to leave!

All our ready-to-move into homes come with an extensive range of luxury and premium inclusions, including:

- Caesarstone Benchtops
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- Designer fixtures and finishings
- Refrigerated Cooling
- Alarm system
- Stylish facade
- Fully Landscaped
- & More!

Speak to your sales consultant for the full list of luxury inclusions.

For sale

Available Now

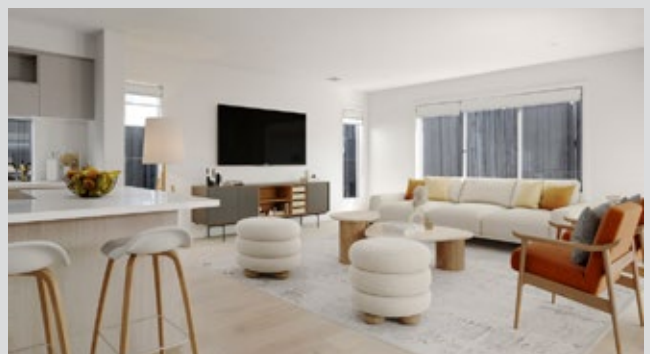
45 Stringer Avenue, Cranbourne

Illawarra Grand 36 MK2 (28.3)

\$950,000–\$1,040,000

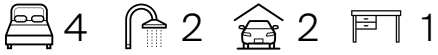
Ready to move in now!

Interior Scheme: Urban Elegance (Tiles)



The Illawarra Grand 36 MK2 (28.3) is available to walk through by appointment only.

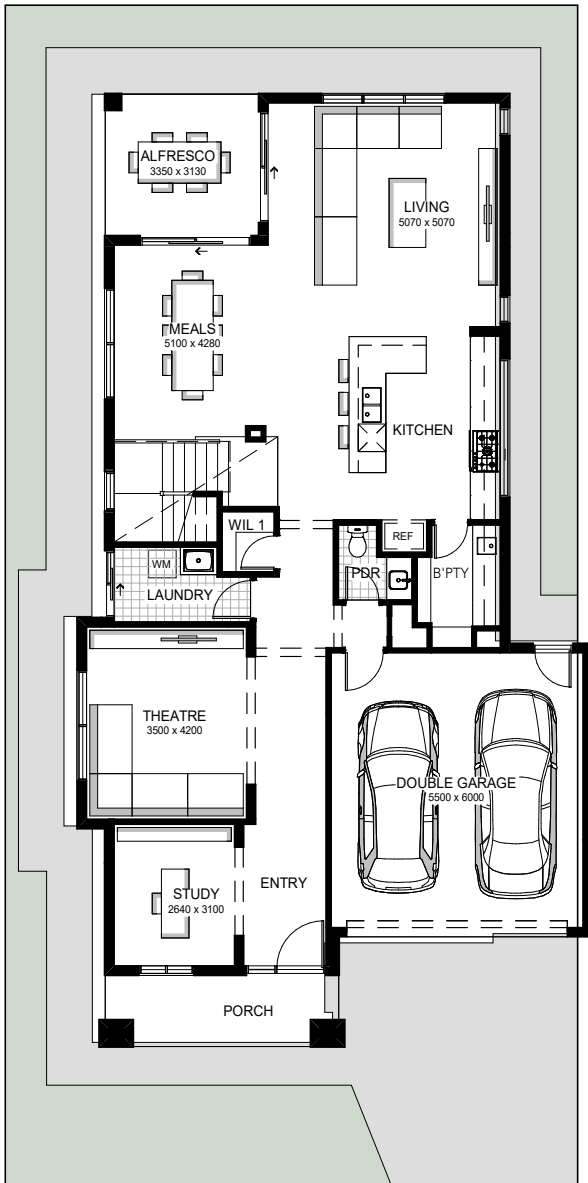
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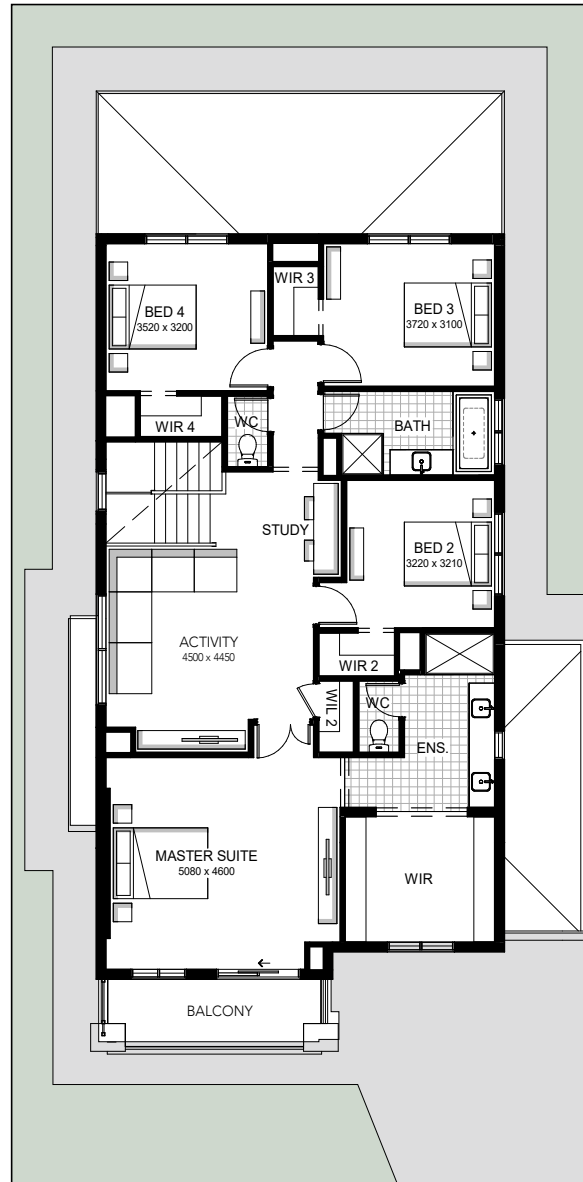
The Illawarra is the ultimate in family living, with multiple living zones and a luxurious master retreat with expansive walk-in robe and ensuite, you'll never want to leave!

House area total (m ²)	336.51
Squares	36.22
Land Size (m ²)	320

Features Level A inclusions



Ground Floor



First Floor

All our ready-to-move into homes come with an extensive range of luxury and premium inclusions, including:

- Caesarstone Benchtops
- Fisher & Paykel Appliances
- Premium Laminex Cabinetry
- Feature tiling
- High 2590mm Ceilings to ground floor
- Designer fixtures and finishings
- Refrigerated Cooling
- Alarm system
- Stylish facade
- Fully Landscaped
- & More!

Speak to your sales consultant for the full list of luxury inclusions.

For sale

Available Now

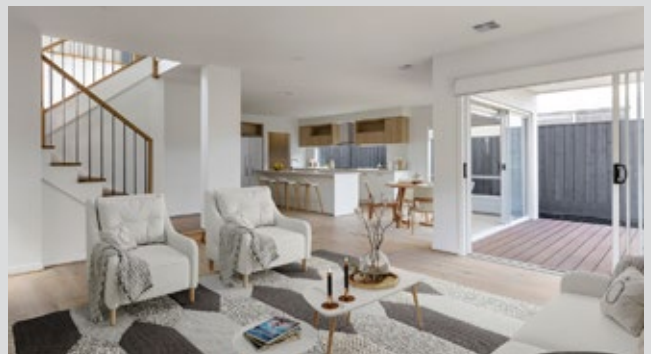
47 Stringer Avenue, Cranbourne

Highview Grand 34 (25.3)

\$925,000–\$1,015,000

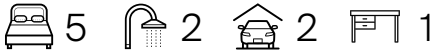
Ready to move in now!

Interior Scheme: Relaxed Haven (Timber)



The Highview Grand 34 (25.3) is available to walk through by appointment only.

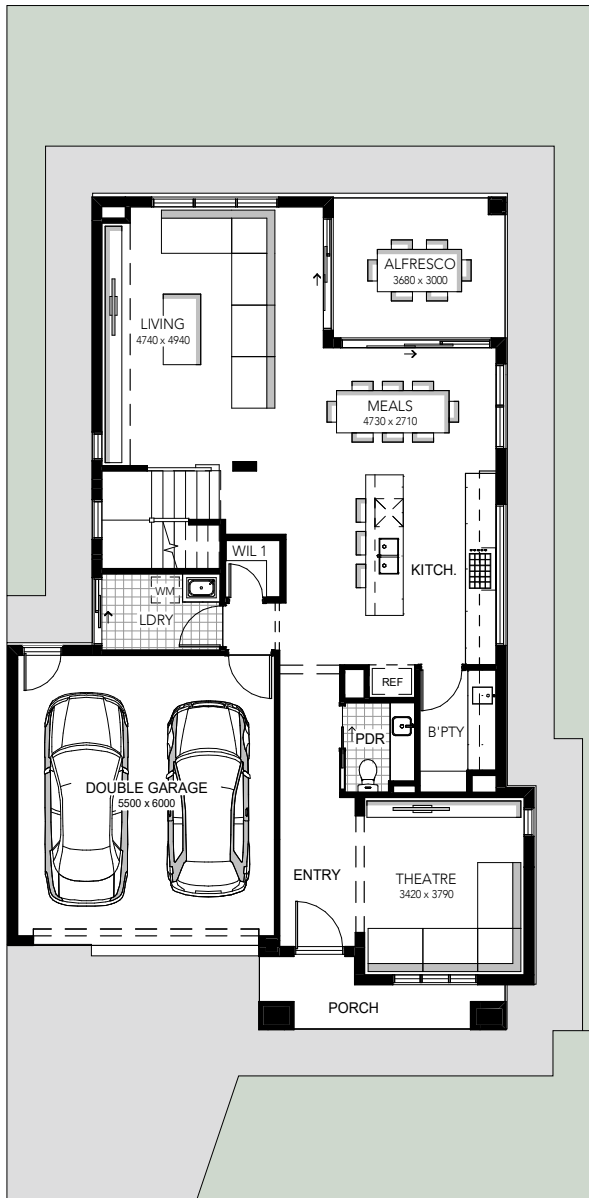
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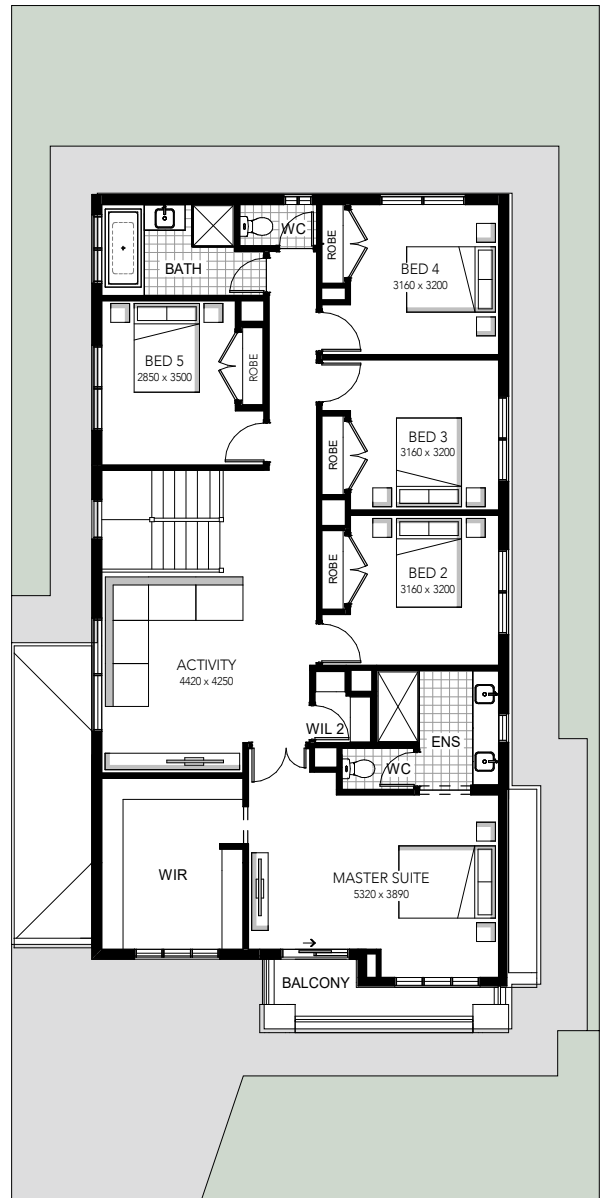
The Highview is the ultimate in family living, with multiple living zones and a luxurious master retreat with expansive walk-in robe and ensuite, you'll never want to leave!

House area total (m ²)	314.98
Squares	33.91
Land Size (m ²)	318

Features Level A inclusions



Ground Floor



First Floor

All our ready-to-move into homes come with an extensive range of luxury and premium inclusions, including:

- Caesarstone Benchtops
- Fisher & Paykel Appliances
- Premium Laminex Cabinetry
- Feature tiling
- High 2590mm Ceilings to ground floor
- Designer fixtures and finishes
- Refrigerated Cooling
- Alarm system
- Stylish facade
- Fully Landscaped
- & More!

Speak to your sales consultant for the full list of luxury inclusions.

For sale

Available Now

49 Stringer Avenue, Cranbourne

Illawarra Grand 36 MK2 (28.3)

\$950,000–\$1,040,000

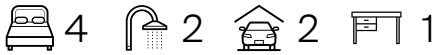
Ready to move in now!

Interior Scheme: Timeless Chic (Tiles)



The Illawarra Grand 36 MK2 (28.3) is available to walk through by appointment only.

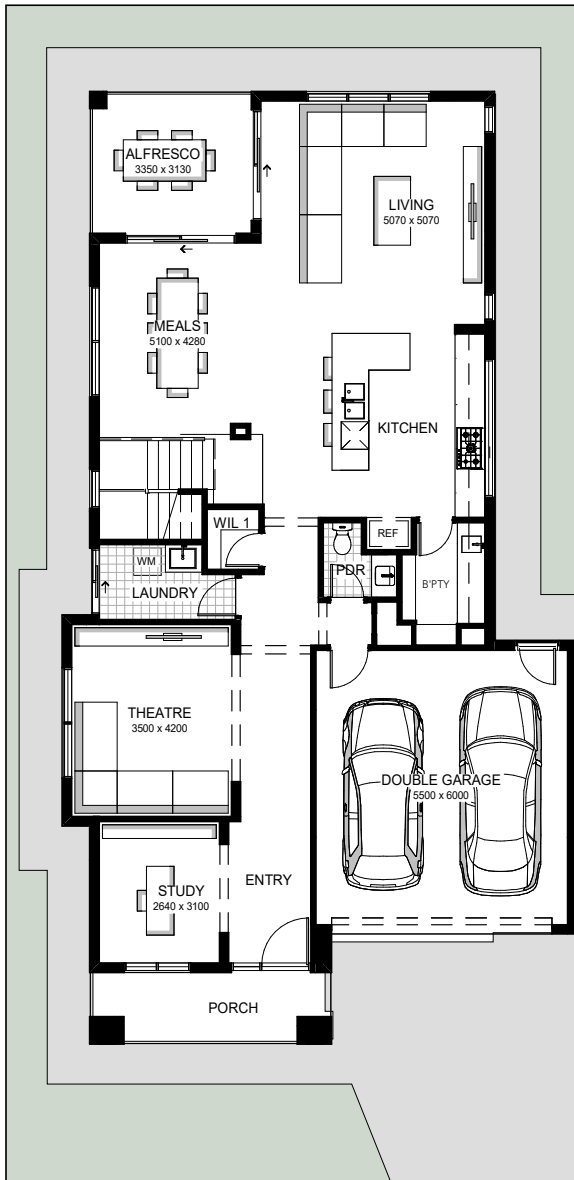
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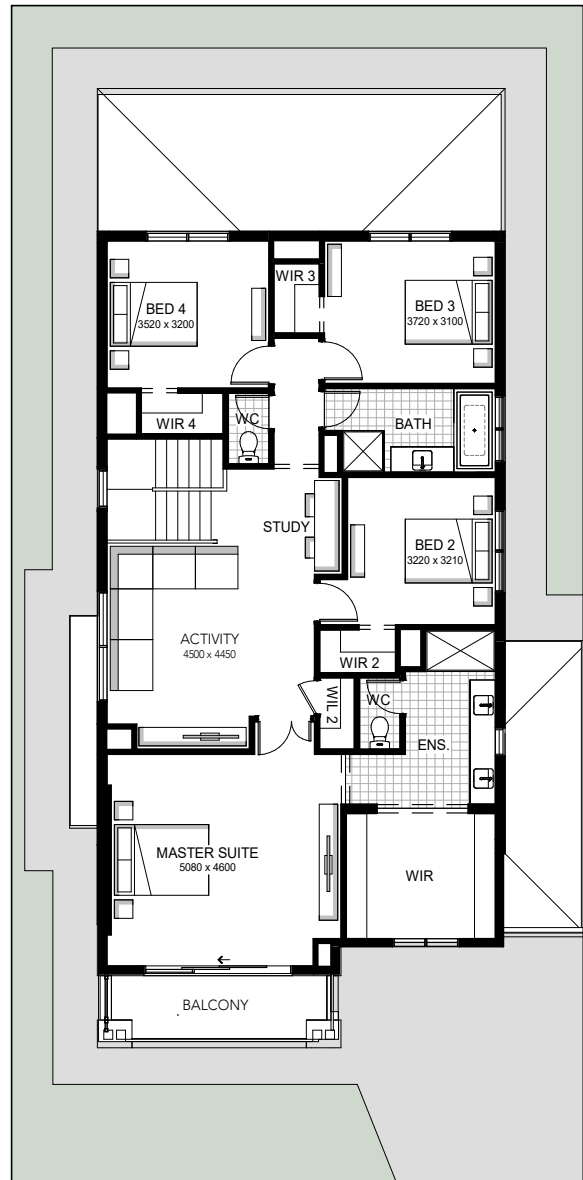
The Illawarra is the ultimate in family living, with multiple living zones and a luxurious master retreat with expansive walk-in robe and ensuite, you'll never want to leave!

House area total (m ²)	336.50
Squares	36.22
Land Size (m ²)	318

Features Level A inclusions



Ground Floor



First Floor

All our ready-to-move into homes come with an extensive range of luxury and premium inclusions, including:

- Caesarstone Benchtops
- Fisher & Paykel Appliances
- Premium Laminex Cabinetry
- Feature tiling
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- Refrigerated Cooling
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- Fully Landscaped
- & More!

Speak to your sales consultant for the full list of luxury inclusions.

For sale

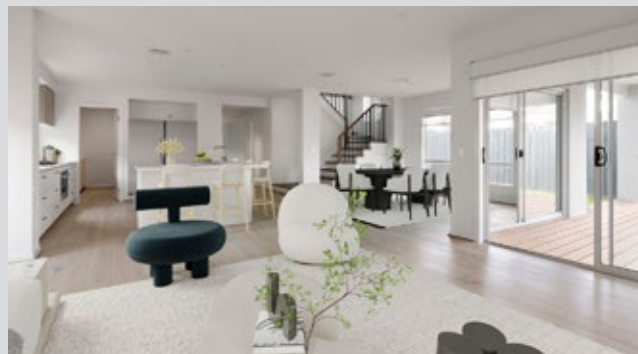
Available Now

19 Clegg Street, Cranbourne

Illawarra Grand Deluxe 41 (28.3)

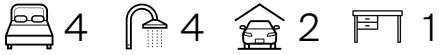
Ready to move in now!

Interior Scheme: Relaxed Haven (Timber)



The Illawarra Grand Deluxe 41 (28.3) is available to walk through by appointment only.

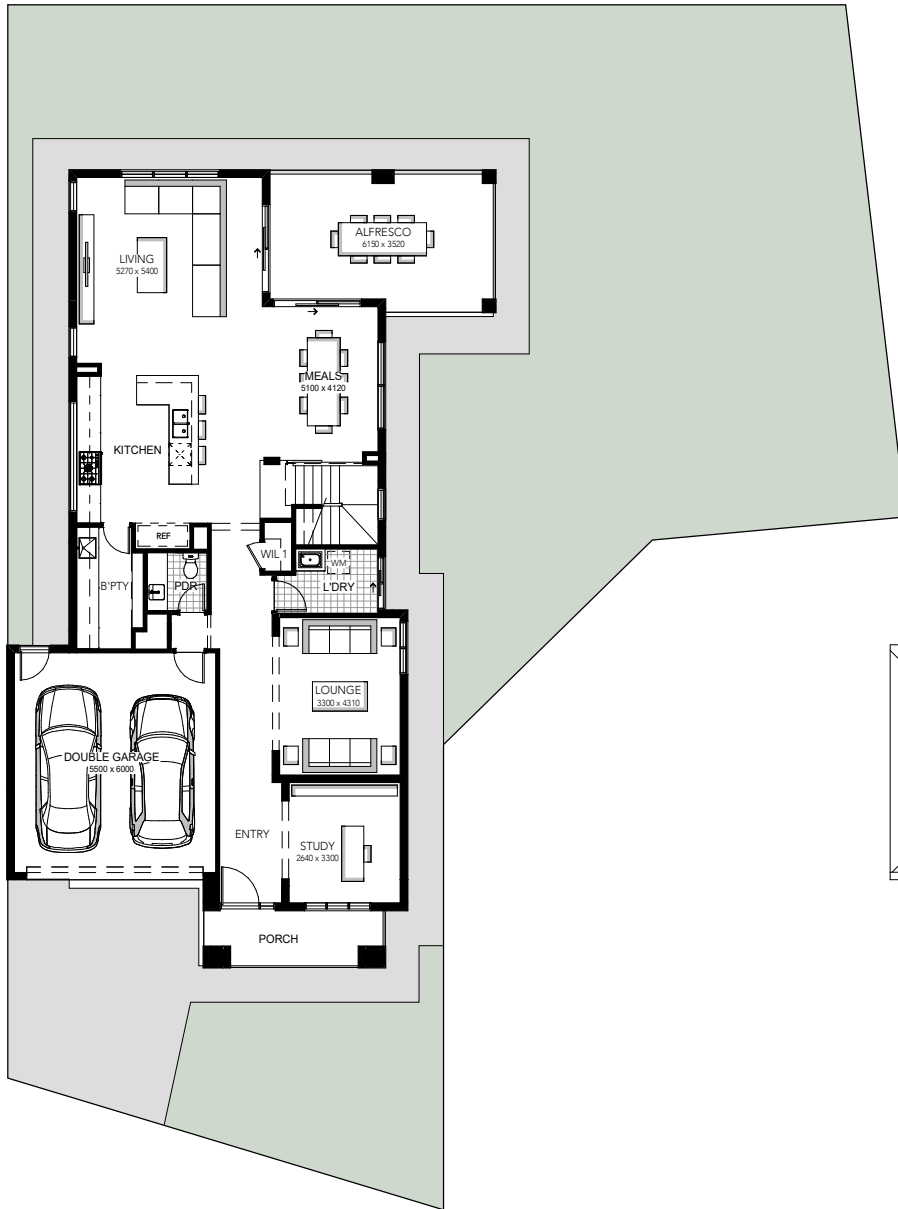
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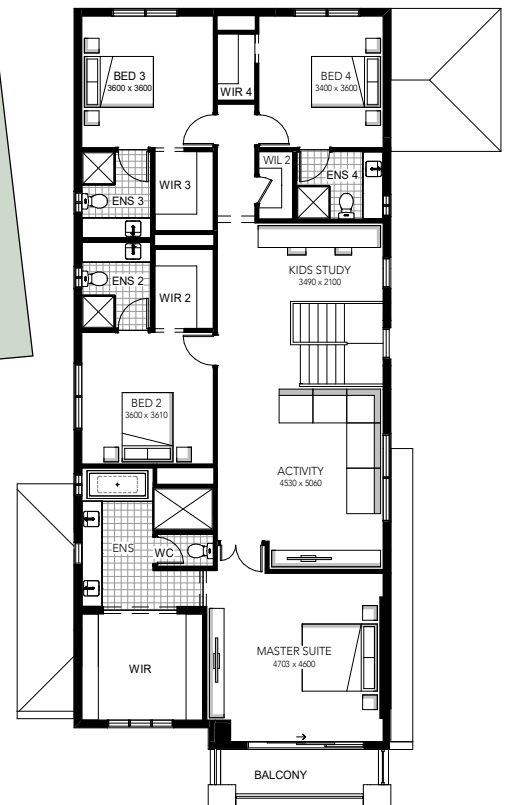
The Illawarra is the ultimate in family living, with multiple living zones and a luxurious master retreat with expansive walk-in robe and ensuite, you'll never want to leave!

House area total (m ²)	385.76
Squares	41.52
Land Size (m ²)	563

Features Level A inclusions



Ground Floor



First Floor

All our ready-to-move into homes come with an extensive range of luxury and premium inclusions, including:

- Caesarstone Benchtops
- Fisher & Paykel Appliances
- Premium Laminex Cabinetry
- Feature tiling
- High 2590mm Ceilings to ground floor
- Designer fixtures and finishings
- Refrigerated Cooling
- Alarm system
- Stylish facade
- Fully Landscaped
- & More!

Speak to your sales consultant for the full list of luxury inclusions.

Five Farms

Address	Bed	Bath	Car	Scheme Name	Land Size
13 Heart Loop	4	2	2	Timeless Chic	262m ²
28 Cavern Boulevard	4	2	2	Timeless Chic (Tiles)	392m ²
7 Diesel Drive	4	2	2	Urban Elegance (Timber)	448m ²
81 Borthwick Parade	4	2	2	Contemporary Charm (Tiles)	400m ²
47 Borthwick Parade	4	2	2	Relaxed Haven (Timber)	400m ²
45 Borthwick Parade	4	2	2	Timeless Chic (Tiles)	400m ²
43 Borthwick Parade	4	2	2	Relaxed Haven (Timber)	350m ²
560 Heather Grove	4	2	2	Timeless Chic (Tiles)	350m ²
562 Heather Grove	4	2	2	Relaxed Haven (Timber)	448m ²
63 Shearjoy Loop	4	2	2	Timeless Chic (Tiles)	400m ²
65 Shearjoy Loop	4	2	2	Urban Elegance (Timber)	313m ²
15 Glebe Approach	3	2	2	Timeless Chic (Tiles)	313m ²
17 Glebe Approach	3	2	2	Relaxed Haven (Timber)	400m ²
29 Shearjoy Loop	4	2	2	Contemporary Charm (Tiles)	400m ²
27 Shearjoy Loop	4	2	2	Relaxed Haven (Timber)	400m ²
4 Traipse Court	4	2	2	Urban Elegance (Timber)	400m ²
3 Falconer Court	4	2	2	Contemporary Charm (Tiles)	400m ²

House Type Name	Status	Price Range
Englewood Grand 29 (25.3)	Ready to move in!	\$750,000 - \$825,000
Geneva Grand 42 (25.2)	Ready to move in!	\$1,050,000 - \$1,130,000
Amberley Grand Pantry 29 MK2 (32.4)	Ready to move in!	\$889,000 - \$939,000
Portland Grand Pantry 29 (32.4)	Ready to move in!	\$889,000 - \$939,000
Amberley Grand Grand Pantry 26 (32.3)	Ready to move in!	\$849,000 - \$899,000
Portland Grand Pantry 26 (32.4)	Ready to move in!	\$849,000 - \$899,000
Portland Grand Pantry 26 (32.4)	Ready to move in!	\$849,000 - \$899,000
Illawarra Grand 34 (25.3)	Ready to move in 2025	\$910,000 - \$960,000
Illawarra Grand 34 (25.3)	Ready to move in 2025	\$910,000 - \$960,000
Portland Grand Pantry 29 (32.4)	Ready to move in 2025	\$849,000 - \$939,000
Portland Grand Pantry 29 (32.4)	Ready to move in 2025	\$849,000 - \$899,000
Ashbourne 19 (25.3)	Ready to move in 2025	\$710,000 - \$760,000
Ashbourne 19 (25.3)	Ready to move in 2025	\$710,000 - \$760,000
Portland Grand Pantry 26 (32.4)	Ready to move in 2025	\$849,000 - \$899,000
Provincial Grand Pantry 26 (32.4)	Ready to move in 2025	\$849,000 - \$899,000
Portland Grand Pantry 26 (32.4)	Ready to move in 2025	\$849,000 - \$899,000
Portland Grand Pantry 26 (32.4)	Ready to move in 2025	\$849,000 - \$899,000

South-East

Live well at Five Farms

Where community comes together

01

Thriving Community: At Five Farms, you'll be part of a welcoming and vibrant community with beautifully designed public spaces and inclusive playgrounds, perfect for making new friends and creating lifelong memories. The Allendale Residents' Club offers a luxurious hub for relaxation, fitness, and social gatherings.



Five Farms



Come home to this warm and secure community, with everything you and your family could need within easy reach.



02

Education for All Ages: Families can rest easy knowing their children will have access to excellent education right on their doorstep. With a new primary school, a future secondary college, and quality early learning centres, the best start in life is right here.

03



Lush Green Spaces & Family Fun: Picture your weekends spent in over 5 hectares of stunning parkland, filled with Indigenous flora and state-of-the-art playgrounds designed for all ages. Whether you're exploring nature or enjoying a family picnic, the outdoors at Five Farms is simply unmatched.



04

Sustainability at Its Core: Living well here goes beyond today—sustainability is a priority. With recycled water systems and innovative green features, Five Farms ensures you're living in a future-proof community that values the environment as much as you do.

05

Ultimate Convenience & Lifestyle: The future town centre will bring shops, cafés, and a supermarket right to your doorstep, combining modern conveniences with the charm of a close-knit village. Plus, the estate's ideal location offers easy access to beaches, shopping districts, and everything the Mornington Peninsula has to offer.



Thoughtfully planned and bursting with amenities

With a future bustling town square at its heart, green spaces, a proposed residents' club and a dedication to healthy living, you and your family will be able to settle down and really call Five Farms home. And with these perfectly sized blocks, you and your family will have lots of room to grow.





*ALLEDALE RESIDENT'S CLUB

GIBBONS NEIGHBOURHOOD

Heart Loop Drive

Falconer Court

Triapse Court

Diesel Drive

LINEAR PARK

*CHILDCARE

LITTLECROFT NEIGHBOURHOOD

*PRIVATE PRIMARY SCHOOL

Borthwick Parade

HILLSMEDE NEIGHBOURHOOD

BRINDA NEIGHBOURHOOD

Cavern Boulevard

PARK

Globe Approach

Shearjoy Loop

Heather Grove

HOLSTEIN NEIGHBOURHOOD

PARK

BELLS ROAD

For sale

Available Now

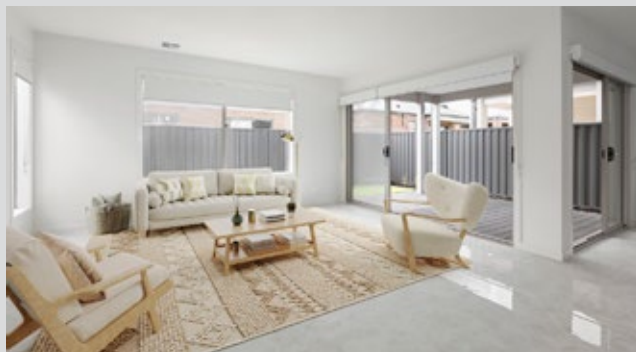
13 Heart Loop, Clyde North

Englewood Grand 29 (25.3)

\$750,000–\$825,000

Ready to move in now!

Interior Scheme: Timeless Chic



The Englewood Grand 29 (25.3) is available to walk through by appointment only.

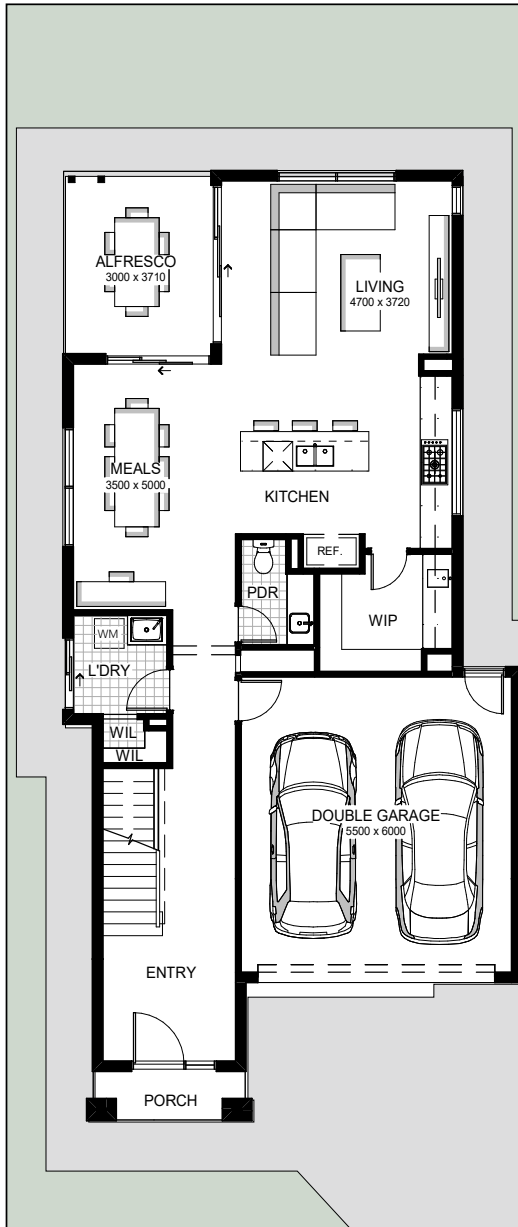
Please contact 13 27 67



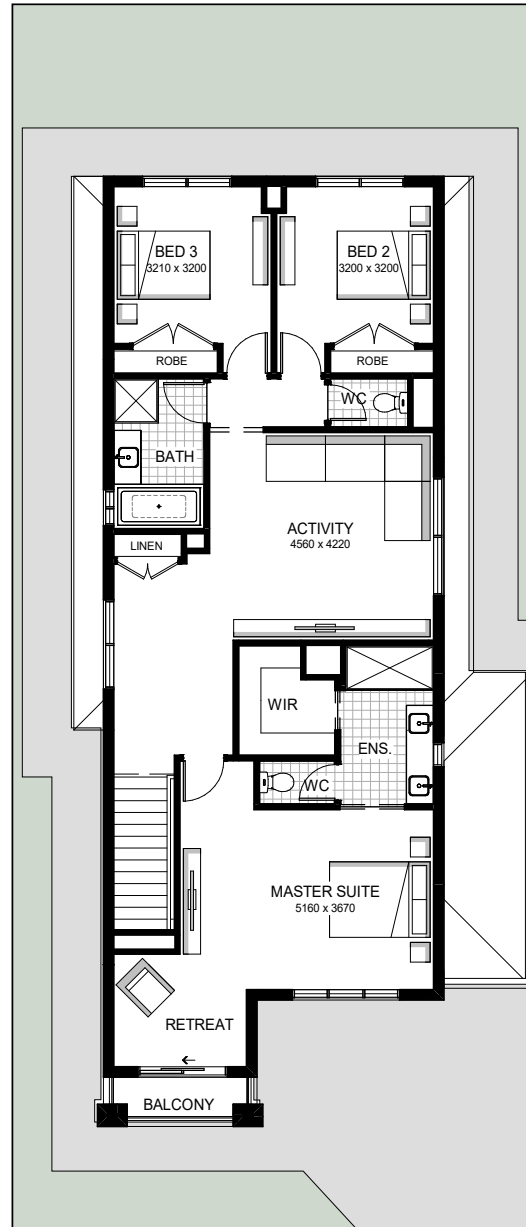
The Englewood Grand features spacious zoned living. Downstairs acts as the activity centre whilst upstairs represents the relaxation quarters of the household.

House area total (m ²)	269.83
Squares	29.05
Land Size (m ²)	262

Features Level A inclusions



Ground Floor



First Floor

All our ready-to-move into homes come with an extensive range of luxury and premium inclusions, including:

- Caesarstone Benchtops
- Fisher & Paykel Appliances
- Premium Laminex Cabinetry
- Feature tiling
- High 2590mm Ceilings to ground floor
- Designer fixtures and finishings
- Refrigerated Cooling
- Alarm system
- Stylish facade
- Fully Landscaped
- & More!

Speak to your sales consultant for the full list of luxury inclusions.

For sale

Available Now

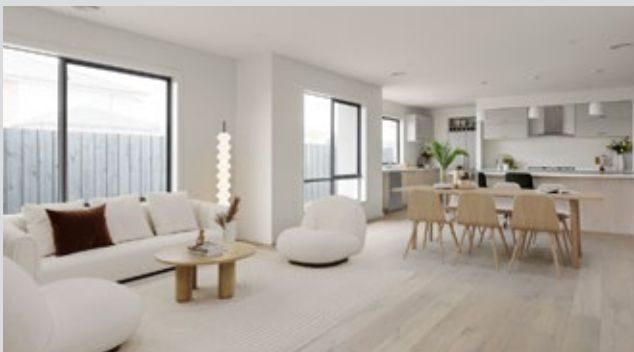
7 Diesel Drive, Clyde North

Amberley Grand Pantry 29 (25.3)

\$889,000–\$939,000

Ready to move in now!

Interior Scheme: Urban Elegance (Timber)



The Amberley Grand Pantry 29 (25.3) is available to walk through by appointment only.

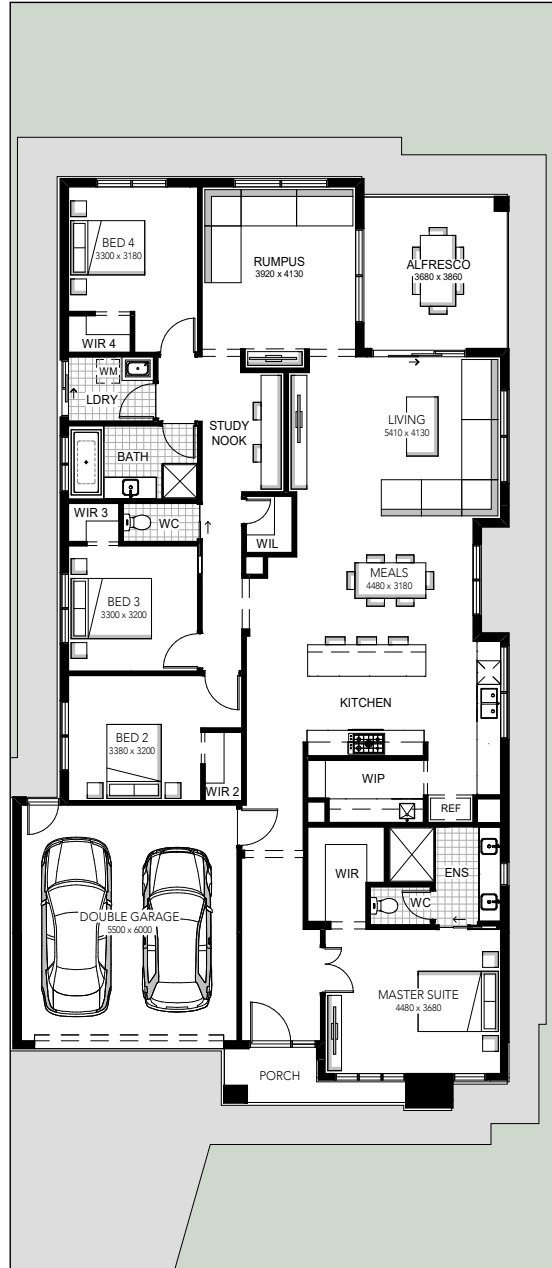
Please contact 13 27 67



Indulge in the ultimate living experience with the Amberley, now even more impressive with the addition of a grand pantry. This incredibly designed space provides ample room, including separate rumpus room and dedicated study nook. Perfectly catered to the growing family.

House area total (m ²)	264.94
Squares	28.52
Land Size (m ²)	448

Features Level A inclusions



Ground Floor

All our ready-to-move into homes come with an extensive range of luxury and premium inclusions, including:

- Caesarstone Benchtops
- Fisher & Paykel Appliances
- Premium Laminex Cabinetry
- Feature tiling
- High 2590mm Ceilings to ground floor
- Designer fixtures and finishings
- Refrigerated Cooling
- Alarm system
- Stylish facade
- Fully Landscaped
- & More!

Speak to your sales consultant for the full list of luxury inclusions.

For sale

Available Now

81 Borthwick Parade, Clyde North

Portland Grand Pantry 29 (32.4)

\$889,000–\$939,000

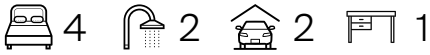
Ready to move in now!

Interior Scheme: Contemporary Charm (Tiles)



The Portland Grand Pantry 29 (32.4) is available to walk through by appointment only.

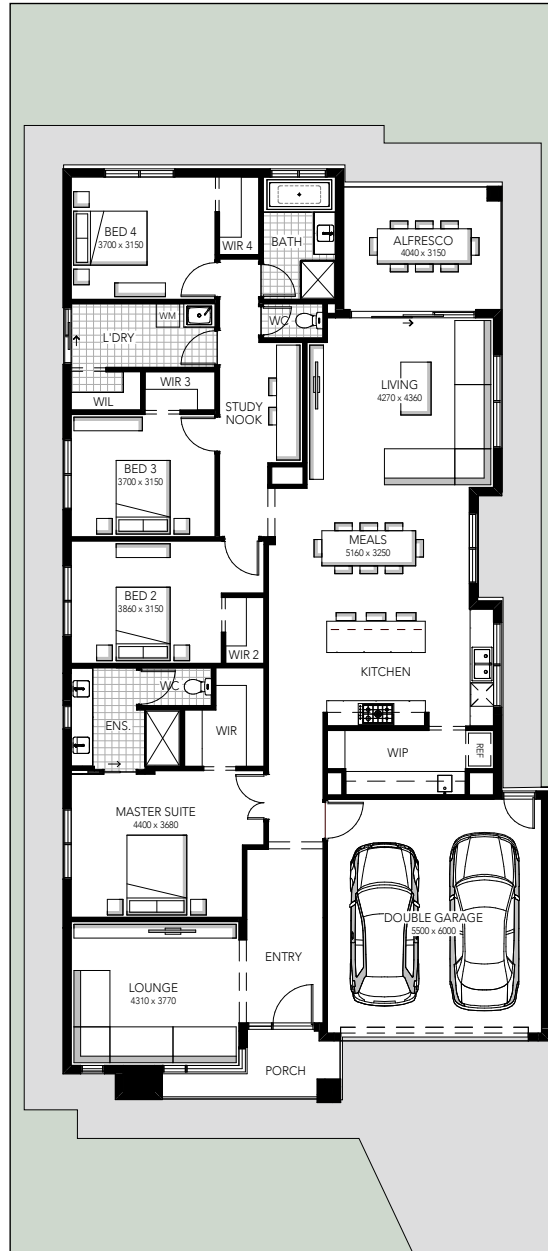
Please contact 13 27 67



You will feel instantly at home in the Portland. Effortlessly combining open-plan living and entertaining areas with the privacy of a kids' bedroom wing, this home is the ultimate in family practicality.

House area total (m ²)	264.39
Squares	28.46
Land Size (m ²)	448

Features Level A inclusions



All our ready-to-move into homes come with an extensive range of luxury and premium inclusions, including:

- Caesarstone Benchtops
- Fisher & Paykel Appliances
- Premium Laminex Cabinetry
- Feature tiling
- High 2590mm Ceilings to ground floor
- Designer fixtures and finishings
- Refrigerated Cooling
- Alarm system
- Stylish facade
- Fully Landscaped
- & More!

Speak to your sales consultant for the full list of luxury inclusions.

For sale

Available Now

47 Borthwick Parade, Clyde North

Amberley Grand Grand Pantry 26 (32.3)

\$849,000–\$899,000

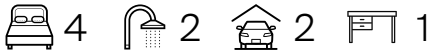
Ready to move in now!

Interior Scheme: Relaxed Haven (Timber)



The Amberley Grand Pantry 26 (32.3) is available to walk through by appointment only.

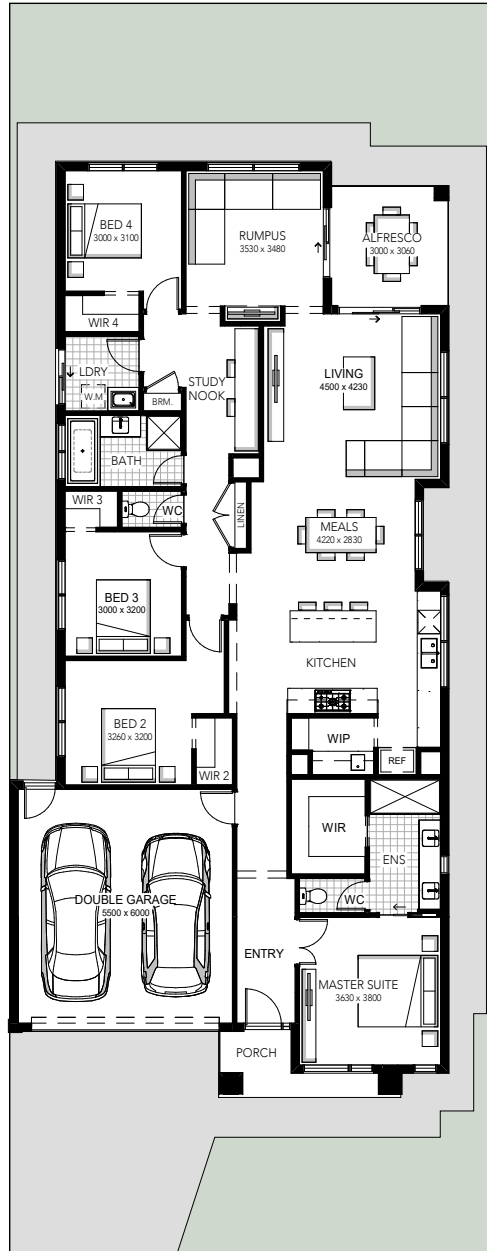
Please contact 13 27 67



Indulge in the ultimate living experience with the Amberley, now even more impressive with the addition of a grand pantry. This incredibly designed space provides ample room, including separate rumpus room and dedicated study nook. Perfectly catered to the growing family.

House area total (m ²)	236.21
Squares	25.43
Land Size (m ²)	400

Features Level A inclusions



All our ready-to-move into homes come with an extensive range of luxury and premium inclusions, including:

- Caesarstone Benchtops
- Fisher & Paykel Appliances
- Premium Laminex Cabinetry
- Feature tiling
- High 2590mm Ceilings to ground floor
- Designer fixtures and finishings
- Refrigerated Cooling
- Alarm system
- Stylish facade
- Fully Landscaped
- & More!

Speak to your sales consultant for the full list of luxury inclusions.

Why Carlisle?

At Carlisle, we build beautifully designed homes with living your best life in mind. Our commitment to excellence can be experienced with every element and facet of a Carlisle Home.

With luxury inclusions, distinctive floorplans and higher-spec finishes, your better life starts here. As a trusted brand, we're proud of our craft, offering a 25-year structural guarantee – 15 years above the standard builder's statutory warranty. This extended assurance brings peace of mind as your family grows and thrives.

We're inspired by how you want to live, and our ready to move into homes, reflect that understanding. From attention to detail through to the spaciousness of our homes, elevate your personality and lifestyle with a Carlisle.

Welcome to *better*

Australia's No.1 Builder



HIA Professional Major Builder
Australia 2021, 2023,
Victoria 2015, 2017, 2020, 2022, 2023



Master Builders Best Large Residential Builder
Australia 2022, 2023, 2024



Rated 4.7 Stars - over 8,500 reviews
ProductReview.com.au





Home Now Inclusions

Level A Inclusions

SLAB

Provide 385mm high "H" Class Waffle Raft slab instead of standard "M" class.

The Alfresco (when included) and Porch will have concrete poured as part of the slab.

Please note that it will be necessary to pour a finished concrete over this concrete as Carlisle Homes cannot guarantee that the concrete will not be damaged and scuffed during construction. Note: Concrete slab to standard areas only, excludes extensions to the standard slab area.

FIBRE OPTIC

Provide internal conduit, draw cable, power point, 2No. tv points, 2No. phone or data points (cat 6 cable, cat 6 mech) to run to a plate on the Garage wall for patching into Optic Fibre Provider supplied product. Note: Does not include the WSC (wired service cabinet). Includes trenching, 25mm conduit and draw cable from the boundary to connection box on the outside of the house for the future connection of the fibre optic cable after handover by the service provider. Connection fees are to be paid by owner(s) following settlement of the home. Optic Fibre Provider to supply PCD, NTD & FWO after handover, phone & data points will need to run to nominated location to be able to integrate with the future system. Any associated connection fees are to be paid by owner(s) following settlement of the home.

ENERGY REQUIREMENTS

This tender is subject to Six Star energy rating requirements, refer to "Notes and Conditions" at the end of this document for more information. The changes made to the standard house design that have been included in this document may incur additional costs due to energy rating requirements.

Ceiling Insulation: Where ceiling insulation with an 'R' value of R3.0 to R6.0 is installed to house area (standard or as an upgrade), R2.0 to R2.5 (refer to Energy Rating Report) batts only will be installed to perimeter of roof for 500mm due to the thickness of R3.0 to R6.0 batts.

ROOFING

Provide Category 2 Monier Atura range concrete roof tiles, colour Aniseed, Barramundi, Babylon, Camelot, Caraway, Chilli, Saffron, Sambuca, Silver Perch, Wild Rice, Wollemi to standard house instead of standard/promotional inclusions.

EXTERNAL INCLUSIONS

Provide Exposed Aggregate concrete with clear sealer to driveway from crossover to garage and path from driveway to porch as per contract drawing.

Provide 90mm stormwater pipe conduit under concrete driveway for future garden

watering as per Developer requirements. This item is only available when concrete driveway option is selected.

Provide External Tiling to Porch.

Provide sealed Colour through reinforced concrete to approximately 1000mm wide reinforced concrete apron to perimeter of house, excludes where boundary set back to house/garage restricts and Alfresco as per contract drawing.

Provide Decking to Alfresco (Including Alfresco Extension) using 140mm wide Silver top

Ash on timber battens.

Letterbox.

LANDSCAPING AND FENCING

Landscaping including the following:

Formed garden bed to front of house (up to 15m² in area) comprising of approximately 100mm top soil, mulch cover, 1 x 40cm pot tree 1.2m high, 10 x 200mm

pots & 10 x 150mm pots. All plants to be drought tolerant natives to suit estate. guidelines including irrigation (watering system).

Instant turf to front yard and to nature strip, applicable to houses with 5 metre setbacks Rear yard to be Instant turf, with no garden beds.

Toppings (Gravel) to remainder if required.

Landscape does not incorporate formed garden beds to sides and rear of house.

EXTERNAL DOOR & WINDOW VARIATIONS

Provide 746mm high x 3010mm wide aluminium fixed picture window to Kitchen external wall instead of standard brickwork and splashback. Note: Window will be located to suit brick dimensions and may not be centred to cooktop.

1200mm high x 610mm wide Aluminium Awning window instead of standard Aluminium Fixed window to Ensuite.

Provide 1No. 2040mm x 1020mm Blonde Oak AWO 40 front entry door with CLEAR glazing instead of 2040mm x 1020mm Front Entry Door.

Provide Lockwood Nexion Mechanical Entry Lockset with Lever - Chrome Finish - instead of Standard Inclusion door furniture.

Provide 9 No. aluminium framed flyscreen with fibreglass mesh to sliding window (per openable sash).

Provide 7 No. aluminium framed flyscreen with fibreglass mesh to awning window (per openable sash).

INTERNAL DECORATIVE FINISH VARIATIONS

Provide square set cornice to entry, entry passage, kitchen, meals, living & pantry (or butlers pantry) instead of standard cornice. Includes laser levelling and battens as required to suit square set cornice. If any rooms adjacent to these areas do not have a dividing bulkhead then a bulkhead will be added to this opening.

Provide square set cornice to GF Master Suite, Master Ensuite and Walk In Robe in lieu of standard cornice. Includes laser levelling and battens as required to suit square set cornice.

Provide square set cornice to Study instead of standard cornice. Includes laser levelling and battens as required to suit square set cornice.

Provide square set cornice to Lounge instead of standard cornice. Includes laser levelling and battens as required to suit square set cornice.

Provide square set cornice to Powder Room instead of standard cornice. Includes laser levelling and battens as required to suit square set cornice.

KITCHEN VARIATIONS

Category 1 Caesarstone benchtop with 40mm edge and 16mm shadowline to standard kitchen layout.

Provide Franke Bell BCX220-38/38 2 x 27L under mount sinks to kitchen Caesarstone bench top instead of standard top mounted sink.

Provide Fisher & Paykel OB90S9LEX1 900mm Oven instead of standard upright cooker.

Provide Fisher & Paykel CG905CNGX2 900mm Gas Cooktop instead of standard upright cooker.

Provide Fisher & Paykel HC90PLX4 900mm canopy rangehood instead of standard rangehood.

Provide additional Fisher & Paykel DW60FC1X2 Freestanding Dishwasher connected to cold water tap with stop gate valve to Kitchen.

Provide contrasting standard laminate colour to Kitchen & Butlers overhead cupboards.

Provide Laminex Impressions Chalk laminate in lieu of standard laminate to Kitchen (and Butler's Pantry) base cupboards.

Provide concealed push catches to Kitchen, Laundry & Butlers overhead cupboards doors in lieu of standard category 1 handles.

Provide 3no Vito Bertoni Eeva Sink Mixer to Kitchen, Laundry & Butlers - Brushed Nickel instead of standard inclusion sink mixer.

BUTLER'S PANTRY VARIATIONS

Butler's Pantry instead of standard Pantry including:

Category 1 Caesarstone benchtop with 20mm edge and 16mm shadowline.

Laminated base cabinets with hinged doors.

Tiled Splashback

Delete part pantry shelving to suit.

Overhead cupboards with hinged doors and plaster bulkhead above to Butler's Pantry option.

Provide additional Franke Bell BCX210-42 1 x 34L undermount sink (CBM11) and standard range mixer tap to Butler's Pantry Caesarstone bench top.

STAIRCASE VARIATIONS

Provide Prestige Urban staircase instead of Classic stairs, including:

- 1st flight KDHW treads with MDF risers including KDHW bottom tread with extended feature landing.
- 2nd flight MDF treads and risers to remainder of stairs.
- 40mm x 6mm flat matt black wrought iron balusters (S17)
- Single KDHW stained handrail.
- Stained KDHW diminished newel posts.

40mm x 6mm flat balusters (S17) to Staircase instead of standard.

LAUNDRY VARIATIONS

Everhard Classic 71245 45L Inset Laundry Trough as standard.

Provide 800mm of 700mm high x 300mm deep laminate overhead cupboards to Laundry including Category 1 tiled splash back between base cabinets and overhead cabinets.

WET AREA VARIATIONS

GF Master Ensuite vanity option EV1 including Category 1 Caesarstone benchtop with 20mm edge and 16mm shadowline with portrait doors.

FF Master Ensuite vanity option EV1 including Category 1 Caesarstone benchtop with 20mm edge and 16mm shadowline with portrait doors.

Bathroom vanity option BV1 including Category 1 Caesarstone benchtop with 20mm edge and 16mm shadowline with portrait doors.

GF Powder Room vanity option PV1 including Category 1 Caesarstone dropped front benchtop.

FF Powder vanity option PV2 including category 1 Caesarstone benchtop with 20mm edge, laminate base cabinet including kickboard with portrait doors instead of category 1 drop front Caesarstone benchtop.

Decina Carina semi inset square countertop basin(s), to GF Powder, FF Powder, GF Master Ensuite, FF Master Ensuite & Bathroom. 420 x 420 x 140mm deep with 80mmH above counter Model CABSIW Mixer to be basin mounted.

Provide 7 No. Vito Bertoni Eeva Basin Mixer Brushed Nickel - 31314 to GF Powder, FF Powder, GF Master Ensuite, FF Master Ensuite & Bathroom instead of standard basin mixer.

Provide 1 No. Vito Bertoni Eeva Bath Wall Mixer Set and 220mm Outlet with Backplate - Brushed Nickel - 31335 to Bathroom instead of standard Inclusion Bath Wall Mixer.

Provide 4 No. Phoenix Vivid Slimline Rail with Round Hand Held Shower Head - Chrome VS685BN - to GF Master Ensuite, FF Master Ensuite, FF Powder & Bathroom instead of Alder Moda Rail With Hand Held Shower Head.

Provide 4 No. Vito Bertoni Eeva Shower Wall Mixer - Brushed Nickel 31354 - to FF Powder, GF Master Ensuite, FF Master Ensuite & Bathroom instead of standard inclusion Shower Mixer Tap.

Provide 1 No. Phoenix Raddi Round Plate brushed nickel 800mm single towel rail (RA803BN) to Bathroom instead of standard.

Provide 3 No. Phoenix Raddi Round Plate brushed nickel 600mm single towel rail (RA804BN) to FF Powder, GF Master Ensuite & FF Master Ensuite instead of standard.

Provide 4 No. Phoenix Raddi Round Plate brushed nickel toilet roll holder (RA892BN) to GF Powder, FF Powder, GF Master Ensuite & FF Master Ensuite instead of standard.

Provide 1 No. Phoenix Raddi Round Plate brushed nickel hand towel rail (RA893BN) to GF Powder Room instead of standard.

Provide Seima Chios II Closed Coupled Suite (192213) with soft close seat instead of standard.

Electrical Variations

Premium Deluxe electrical pack instead of standard/promotional electrical layout

including the following:

- Classic 4 white LED downlights throughout
- 1No. single LED floodlight outside of Laundry
- 1No. double LED floodlight (Black) to rear
- 1No. two way light switch to Entry lights
- 1No. 1200mm LED batten light to garage
- standard batten light points removed to suit

Provide 2 No. additional Sentinel Stainless Steel LED exterior wall lamp(s) fixed to Porch Piers.

PLUMBING VARIATIONS

Provide to T Range houses a Rinnai Sunmaster gas boosted solar hot

water unit including:

- 175 litre storage tank
- Infinity continuous flow hot water system
- 1 No roof mounted solar collector panel
- 1 No double external weatherproof power point

Provide cold water point to fridge space including cistern stop for future connection by Owner. Water point to be located at 2000mm above floor level behind wine rack.

HEATING, COOLING & FIREPLACE VARIATIONS

Three phase, 18.2 Kw (Rated cooling capacity) Brivis add on refrigerated air conditioning to 15 points, including:

Larger ducts and duct insulation to suit refrigerated cooling.

Upgrade of the heating unit from the Brivis Compact Classic to 5 Star unit; 2 Zone motors and; 2 Networker controllers (thermostat) (NC6) instead of 1 programmable controller, to provide a 2 zone, ZonePlus system. Refrigerated air conditioning to be controlled via ducted heating units Network controller thermostats located as shown on final drawings. Provide three phase underground power with surface mounted three phase switch board located in the garage instead of standard single phase power connection and single phase board located in the meter box.

Provide three phase 32 AMP isolator to external wall for installation of external condenser unit on concrete pad, location of condenser unit as per design layout.

Provide wall mounted duct to conceal refrigeration pipes, control cable and condensation drain fixed to the external wall.

Zone 1 = First Floor

Zone 2 = Ground Floor

The add on refrigerated system has been sized in accordance with the Plumbing Industry Commission 'Guide to Good Practice' 4.4.2. The minimum design conditions for summer indoor temperatures will achieve a 12 degree Celsius temperature difference between indoor and outdoor temperatures when the dry bulb outdoor temperature is 36 degrees Celsius.

Heating is designed to heat the whole home simultaneously. Variations to these design guidelines are possible by house-specific cooling designs available on request and at additional cost. To ensure effective operation, one zone at a time should be operated with refrigerated cooling, both zones may be operated with heating.

WALL COVERING VARIATIONS

Category 10 wall tiling to Kitchen instead of Category 1 wall tile/ Inclusions glass splashback.

Category 10 - wall tiling to Butler's Pantry standard option layout instead of Category 1 wall tiling/Glass Splashback

Category 5 - wall tiling to ground floor Powder (no shower) instead of Category 1 wall tiling.

Category 5 - wall tiling to standard Laundry instead of Category 1 wall tiling. 46.00

Category 5 wall tiling to Master Ensuite - Ground Floor instead of Category 1 wall tiling.

Category 5 wall tiling to Master Ensuite - First Floor instead of Category 1 wall tiling.

Category 5 - wall tiling to first floor Powder (With Shower) ILO Category 1 - wall tiling.

Category 5 wall tiling to Bathroom instead of Category 1 wall tiling.

FLOOR COVERING VARIATIONS

Category 4 timber laminate/hybrid/engineered flooring to Entry, Living, Meals and Kitchen including Pantry instead of Category 1 timber laminate/hybrid/engineered flooring.

Note: Timber quad to be used adjoining skirting and flooring where required.

Category 5 floor tiling to Powder Room - Ground Floor instead of Category 1 floor tiling.

Category 5 floor tiling to Laundry instead of Category 1 floor tiling.

Category 5 floor tiling to Master Ensuite - Ground Floor instead of Category 1 floor tiling.

Category 5 floor tiling to Master Ensuite - First Floor instead of Category 1 floor tiling.

Category 5 floor tiling to Powder Room - First Floor instead of Category 1 floor tiling.

Category 5 floor tiling to Bathroom instead of Category 1 floor tiling.

Category 2 carpet including Category 1 underlay to all carpeted areas instead of Category 1 carpet.

Premium foam underlay to all carpeted areas instead of Category 1 foam underlay.

Home Now Inclusions Level B Inclusions

Single storey with integrated double lock-up garage, tiled roof, class 'H' foundations.

SLAB

385mm high "H1" Class Waffle Raft slab instead of standard "M" class.

DOORS & LOCKS

Aluminium entertainer sliding door(s) to Alfresco instead of standard sliding door.

Number of doors is house specific, refer to standard floor plan.

Single flush panel 2040mm high hinged door with aluminium frame to Garage/House

instead of plaster lined wall (location of door is house specific).

Lockwood Paradigm 005 Double Cylinder Deadbolt in addition to Lockwood Manor Entrance Knob set to Entry and Garage/Entry doors.

FLOORING

Enhance Range floor tiles to Entry, Kitchen (Pantry), Living, Meals & Wet Areas OR

Category 2 Laminate Flooring to Entry, Kitchen (Pantry), Living & Meals (standard floor tiles to wet areas).

Classic Range Carpet to the remainder of the house, excluding Entry, Kitchen (Pantry), Living, Meals, Wet Areas, Garage & Alfresco.

KITCHEN

Caesarstone bench tops with 20mm edge and 16mm shadow line to Kitchen and island bench instead of laminate bench tops.

Low Iron glass splashback instead of standard tiles.

Fisher & Paykel DW60FC1X2 Stainless Steel dishwasher connected to cold water tap with stop gate valve.

Overhead cupboard Option 2 instead of standard overhead cupboards.

Laminate overhead cupboard with two doors to fridge space.

Laminate microwave provision including single power point with pot drawer below instead of standard laminate doors

Oliveri Tasman Endeavour double bowl sink with drainer (model EE71) instead of standard sink.

Alder Alto rectangular hob mixer OR Alder Alto Upsweep mixer instead of standard mixer.

Technika GHE09TDSS-4 900mm stainless steel upright stove instead of standard upright stove.

Technika FHEE26A9S-5 900mm stainless steel canopy rangehood instead of standard.

ENSUITE AND BATHROOM

Single towel rail or towel ring (house specific) to Ensuite and Bathroom and toilet roller holders to WC's and Powder Room (house specific).

Seima Chios 208 Square Inset OR Seima Kyra 024 OR Seima Syros 002 basins to Bathroom, Ensuite and Powder Room (house specific) instead of standard basins.

Alder Alto basin mixers to Ensuite, Bathroom and Powder Room (house specific) instead of standard basin mixers.

Vito Bertoni Moda round slide rail with microphone shower head and Nuova mixer to Ensuite and Bathroom showers instead of standard outlets and mixers.

Vito Bertoni Nuova wall mounted bath mixer with 200mm spout to Bathroom instead of standard wall mixer and outlet.

LAUNDRY

Laminate base cupboard and bench top (800mm wide) with 45L stainless steel inset trough including bypass instead of standard trough/cabinet. Note: Washing machine stops and power point to be concealed in cupboard for washing machine water connection instead of standard taps.

MASTER SUITE ROBE

White melamine robe tower including four drawers (includes soft close mechanism) to the base with two adjustable shelves and standard fixed shelf above, includes additional shelf at 2000mm high as per robe option.

ELECTRICAL

Classic 4 white LED downlights, number of downlights is house specific as per Downlight Promo Electrical Layout.

Pendant light fittings above Kitchen island bench (two or three, house dependent). Everest 1 Light Cone Pendant Black, Tetra 1 Light Cone Pendant Concrete, Bowie Large 1

Light Pendant Black, Herman 1 Light Tall Pendant Natural, Marcel 300mm Pendant

Clear/Black, South Hampton 1 Light Pendant Antique Black, Clayton Ceramic Pendant White.

HOME SECURITY

Paradox SP5500 10 zone security system.

STAIRS

14mm diameter plain wrought iron balusters (S01) or Stainless steel round balusters (SS01) to Staircase instead of standard.

DEVELOPER REQUIREMENTS

Provide 22.5 degree roof pitch to single storey house, porch (facade specific), garage and alfresco instead of standard 20 degrees, with standard concrete roof tiles.

Provide 450mm eaves to front facade including the side returns up to 6m or first habitable room window, instead of no eaves.

Includes any changes that may be required to beams, window head heights or any other features to suit the addition of 450mm eaves.

Provide 3000 litre (coloured) slimline water tank fitted to down pipe on Elevation B outside Bed 2 including Flick water diversion system using recycled water supply and pump connected to water tank supplying 2 W.C.'s. and washing machine stop tap to Laundry, tank installed on concrete pad.

Recycled water from Meter to house including external tap to rear of house and the inlet side only of Water tank (rainbank) pump Note: Standard solar hot water system to remain.

Double power point to be located at approx. 1800mm AFL.

FIBRE READY BASIC PACK

Provide internal conduit, draw cable, power point, 2No. phone or data points (cat 6 cable, cat 6 mech) to run to a plate on the Garage wall for patching into Optic Fibre Provider supplied product. Includes coax link from the termination point to the roof and connected to splitter. Note: Does not include the WSC (wired service cabinet).

Includes trenching, 25mm conduit and draw cable from the boundary to connection box on the outside of the house for the future connection of the fibre optic cable after handover by the service provider. Connection fees are to be paid by owner(s) following settlement of the home.

Optic Fibre Provider to supply PCD, NTD & FWO after handover, phone & data points will need to run to nominated location to be able to integrate with the future system.

Any associated connection fees are to be paid by owner(s) following settlement of the home.

It is the owner(s) responsibility to arrange connection of the following services with the appropriate providers after hand over, phone, internet and pay/cable TV. Client to supply switch/router if required.

Refer to electrical diagram, documented in this tender for locations of above.

Provide Exposed Aggregate concrete with clear sealer to driveway from crossover to garage and path from driveway to porch as per contract drawing.

Provide 90mm stormwater pipe conduit under concrete driveway for future garden watering as per Developer requirements.

This item is only available when concrete driveway option is selected.

Provide External Tiling to Porch (to be selected) 2,200.00

Provide sealed Colour through reinforced concrete to approximately 1000mm wide reinforced concrete apron to perimeter of house, excludes where boundary set back to house/garage restricts and Alfresco as per contract drawing.

Provide Decking to Alfresco (Including Alfresco Extension) using 140mm wide Perma-Timber / Spotted Gum on timber battens

Letterbox - supplied and installed. 400.00

Landscaping including the following:

Formed garden bed to front of house (up to 15m2 in area) comprising of approximately 100mm top soil, mulch cover, 1 x 40cm pot tree 1.2m high, 10 x 200mm pots & 10 x 150mm pots. All plants to be drought tolerant natives to suit estate guidelines including irrigation (watering system).

Instant turf to front yard and to nature strip, applicable to houses with 5 metre setbacks

Rear yard to be Instant turf, with no garden beds.

Toppings (Gravel) to remainder if required

Landscape does not incorporate formed garden beds to sides and rear of house.

Fencing - 1950mm high paling fence with exposed posts and capping.

Provide paraline single frame clothesline, 2300mm wide x 720mm deep.

EXTERNAL DOOR & WINDOW VARIATIONS

Provide 1No. 2040mm x 820mm Blonde Oak AWO 40 front entry door with CLEAR glazing instead of 2040mm x 820mm Front Entry Door.

Note: This door is only offered with a stain or painted finish, clear finish is not an available option.

Provide Lockwood Nexion Mechanical Entry Lockset with Vision back plate and lever handle to front entry door instead of standard Lockwood Manor Entrance Knob set.

Relocate double cylinder deadbolt as per promotion to rear Garage door. Note: To be keyed alike to standard lockset.

Lever handle style/finish to match internal colour scheme option selected, refer to Colourboard.

Provide 9 No. aluminium framed flyscreen with fibreglass mesh to awning window (per openable sash).

Provide double glazed windows and doors throughout house instead of standard single glazed windows and doors, where applicable.

IMPORTANT NOTES:

Energy efficiency rating and any changes to the standard home (such as promotional items) may impact finalised price.

Includes awning windows instead of standard sliding where applicable. Fixed windows to remain fixed.

Does not include Front Entry door sidelight, kitchen splashback windows and corner windows.

Colonial or Georgian adhesive glazing bars will have a noticeable gap and is not recommended.

1372mm high windows located 300mm above Ensuite/Bath hobs instead of standard sliding windows.

If glass type is upgraded from standard clear, only one pane in double glazed window will have upgraded glass type.

Provide 2040mm high x up to 820mm wide flush jamb cavity sliding flush panel door, instead of standard plaster lined opening to Ensuite.

Note: If applicable, wall to reduce to 90mm wide instead of 180mm.

Note: If original opening is greater than 1500mm wide additional plaster lined wall to be added at \$252 per L/M.

The office to make final approval on variation request once crossed referenced against the standard locations of load bearing walls, beams, plumbing pipes,

heating ducts/outlets and power points that the cavity pocket will not interfere with.

Provide 2No. Lockwood Velocity Series Hinged Door Privacy Set with 63mm Rosette and Lever (VEL2) instead of standard lever sets to Bathroom and W.C. Square Set Cornice Generic Note (only applicable when square set cornice has been added as an upgrade)

Standard cove cornice to remain to robes with an internal depth less than 1000mm.

Only applies where square set is added to room(s) where a robe is provided.

Ceiling heights and bulkhead heights to remain as per standard

Plasterboard to upgraded area walls will be fixed at approx. 40mm above floor level to suit sheet sizes.

Due to battens used for installation of ceiling lining overall ceiling height will be reduced by approximately 40mm.

Includes increase of skirtings to 92mm instead of 67mm throughout home due to square set cornice upgrade. Garage Skirting to remain as 110mm x 12mm

Provide square set cornice to Entry passage, Kitchen, Pantry, Meals, Living, Theatre, Rear Hallway and Nook instead of standard cornice.

Includes laser levelling and battens as required to suit square set cornice.

If any rooms adjacent to these areas do not have a dividing bulkhead then a bulkhead will be added to this opening.

Provide Corinthian Australian Double Pencil Round 67mm x 12mm architraves as standard.

KITCHEN VARIATIONS

Provide overhead cupboard Option 2 with doors, side/top hinged doors and open shelves instead of standard overhead cupboards (configuration is house specific). Refer to Colourboard Option and Colour Selection document for colour.

Provide Kitchen tiled splashback upgrade instead of standard classic range wall tile to suit selected Interior Colour Scheme Option.

Refer to Colourboard and Colour Selection document for selection.

Provide open shelf and single row wine rack to fridge space. 878.00

Provide 20mm thick Category 1 Caesarstone benchtop with 40mm edge and 20mm overhang to standard island bench ONLY instead of 20mm edge with 16mm shadow line.

Note: 20mm stone to remainder of Kitchen benchtops.

Provide Franke Bell BCX220-38/38 2 x 27L under mount sinks to kitchen Caesarstone bench top instead of standard top mounted sink.

Note: Mixer to be mounted on the Caesarstone bench top.

Provide Fisher & Paykel OB90S9LEX1 900mm Oven instead of standard upright cooker.

Includes 25amp electrical circuit instead of standard 15amp as required for this oven.

Note: Includes fixed laminate panel above and below oven, drawer below is not available due to oven height. Includes additional base cabinet and benchtop to suit revised layout.

Provide Fisher & Paykel CG905CNGX2 900mm Gas Cooktop instead of standard upright cooker.

Provide Fisher & Paykel HC90PLX4 900mm canopy rangehood instead of standard rangehood.

Provide Laminex Nuance laminate in lieu of standard laminate to Kitchen overhead cupboards.

Note: Nuance laminate is only available in 16mm thick pre-finished board. Edging to any Kitchen components (island bench end panels or open shelves) that are greater than 16mm thick will be a smooth finish (Laminex Natural) and will not match the texture of door fronts or face of end panels.

Note: Bottom panel to overhead cupboards to remain standard laminate.

Provide Laminex 'Silk' laminate to Kitchen base cupboards instead of standard laminate finish, refer to colour document for selection.

Provide contrasting standard laminate colour to Kitchen and Laundry overhead cupboards.

Provide 1No. Vito Bertoni Eeva Sink Mixer to Kitchen - Brushed Nickel - 31374 - instead of standard inclusion sink mixer.

LAUNDRY VARIATIONS

Provide laminate base cupboard and bench top (800mm wide) with 45L stainless steel inset trough including bypass instead of standard trough/cabinet.

Note: Washing machine stops and power point to be concealed in cupboard for washing machine water connection instead of standard taps.

Provide 800mm wide x 700mm high x 300mm deep laminate overhead cabinet to Laundry above base cabinets including extending category 1 tiled splash back between base cabinets and overhead cabinets.

Provide Vito Bertoni Eeva Sink Mixer

WET AREA VARIATIONS

Provide Caesarstone benchtop to Ensuite to suit selected Colour Scheme. Caesarstone with 20mm edge profile with a 16mm shadow line instead of standard laminate vanity benchtop.

19-2 Provide Caesarstone benchtop to Bathroom to suit selected Colour Scheme. Caesarstone 20mm edge profile with a 16mm shadow line instead of standard laminate vanity benchtop.

19-3 Provide 3 No. Decina Carina semi inset square countertop basin(s), to Bathroom and Ensuite. 420 x 420 x 140mm deep with 80mmH above counter Model CABSIW Mixer to be basin mounted.

19-4 Provide 3 No.Vito Bertoni Eeva Basin Mixer Brushed Nickel - 31314 to Master Ensuite & Bathroom instead of standard basin mixer.

19-5 Provide 1 No. Vito Bertoni Eeva Bath Wall Mixer Set and 220mm Outlet with Backplate.

Brushed Nickel - 31335 to Bathroom instead of standard Inclusion Bath Wall Mixer.

Provide 2No. Vito Bertoni Eeva Shower Wall Mixer - Brushed Nickel 31354 - to Bathroom & Ensuite instead of standard inclusion Shower Mixer Tap.

19-7 Provide 2No. Phoenix Vivid Rail with Round Hand Held Shower Head - Brushed Nickel

V685BN - to Ensuite and Bathroom instead of Alder Moda Rail With Hand Held Shower Head.

Provide 2 No. Phoenix Ralii Round Plate brushed nickel toilet roll holder (RA892BN) to

Master Ensuite and W.C instead of standard.

Provide 2 No. Phoenix Ralii Round Plate brushed nickel 800mm single towel rail

(RA803BN) to Ensuite and Bathroom instead of standard.

Towel rail can not be located on a wall with a cavity sliding door or directly behind a hinged door. Location will be nominated on final working drawings.

Rail to be fixed at 900mm OR 1350mm above floor level, height to be nominated.

Electrical Variations

Provide Electrical Pack Option 2 including the following instead of promotional pack;

Classic 4 white LED downlights to Entry, Living areas and Bedrooms

Additional double power points

Additional TV point

1No. external weatherproof power point

Refer to house specific electrical plan for layout.

Provide Single LED flood light fixed to external wall, position as nominated.

Colour Black/Silver

Estimator Note: If a sensor is added to external flood light an on/off switch is to be included for manual override function to operate.

If garage is on boundary, downpipe will be located on front of boundary pier, light point

will need to be located above garage door to suit. A conduit will be visible internally,

where FC sheeting above Garage door is used.

Provide 2No. Sentinel 2 Light Up/Down Exterior Wall Bracket Black (230318) to porch piers.

Provide warm white globes to all light fittings Note Only

Provide 3No Clayton Ceramic Pendant White light fitting above Kitchen island bench.

Plumbing Variations

Easy Living specification includes a Haier Electric Heat Pump 250 Litre including 10 Amp

External Weather Proof double power point on Separate Circuit to suit unit.

Note: Display Homes constructed previously may show alternative brands which are not available as an upgrade.

Provide cold water point to fridge space including cistern stop for future connection by Owner.

Provide Seima Chios II Closed Coupled Suite (I92213) with soft close seat instead of standard.

Heating, Cooling & Fireplace Variations

Single phase, 13.07 Kw (Rated cooling capacity) Brivis add on refrigerated air conditioning to 7 points (WHOLE HOUSE), including:

Larger ducts and duct insulation to suit refrigerated cooling.

Upgrade of the heating unit from the Brivis Compact Classic to 5 Star unit;

1 Networker controller (thermostat) instead of 1 programmable controller.

Refrigerated air conditioning to be controlled via ducted heating units Network controller thermostats (NC6) located as shown on final drawings.

Provide single phase 32 AMP isolator to external wall for installation of external condenser unit on concrete pad, location of condenser unit as per design layout.

Provide wall mounted duct to conceal refrigeration pipes, control cable and condensation drain fixed to the external wall.

Heating is designed to heat the whole home simultaneously. Variations to these design

guidelines are possible by house-specific cooling designs available on request and at additional cost.

Note: Brivis condenser units require CDU deflector kit if located less than 1500mm from

boundary fencing. Deflector kit is not available to 10.1KW units. If condenser can

not be

located to a position with minimum 1500mm clearance add on cooling unit will require

upgrade to 13.07 KW unit at additional cost.

Wall Covering Variations

Provide Premium range floor tiles to Ensuite walls instead of standard classic range wall

tile to suit selected Interior Colour Scheme Option. Refer to Colourboard and Colour Selection document for selection. This item is only

available when Premium floor tile option to wet areas has been selected.

Provide Premium range floor tiles to Bathroom walls instead of standard classic range

Wall tile to suit selected Interior Colour Scheme Option.

Refer to Colourboard and Colour Selection document for selection. This item is only

available when Premium floor tile option to wet areas has been selected.

Provide Premium Plus range floor tiles to Laundry walls instead of standard classic range

Wall tile to suit selected Interior Colour Scheme Option.

Refer to Colourboard and Colour Selection document for selection. This item is only

available when Premium floor tile option to wet areas has been selected.

Floor Covering Variations

Provide Premium Plus floor tile upgrade. Includes Entry, Living, Kitchen, Meals and standard wet areas instead of standard/promotion.

Refer to Colourboard and Colour Selection document for selection.

Provide Category 2 carpet with Premium underlay to all carpeted areas instead of Classic carpet, as per standard plan.

Refer to Colourboard and Colour Selection document for selection.

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