

YOUR LAKESIDE NEIGHBOURHOOD

A premier residential neighbourhood ideally positioned within the established community of Manor Lakes.

Offering an enviable, modern lifestyle, Lakeside is a prestigious neighbourhood planned to provide the wonderful freedom that comes with having space to grow and thrive.

And by space we mean over 30 hectares of dedicated open space that exists between our natural waterways, landscaped parklands and informal open areas.

Residents also enjoy easy access to all of the established amenities that Manor Lakes currently offers including local schools, neighbourhood shopping, a train station, public transport services, established parklands, library, and community services. With more amenities to come!



SP

SPLASH PARK



- Shared Path Network
- SP Splash Park
- P1 Playground Area 1
- FS Fitness Station
- S Viewing Platform

Images may not be to scale and may differ from final built form. Actual lots, stages, facilities, amenities, infrastructure and their configuration are subject to statutory approval and may change without notice.



STAGE 52 EXCLUSIVE RELEASE

Exclusive release of 7 premium lots.
Stage 52 provides a highly sought after opportunity to secure a premium home-site, to build not just your next home, but your forever home.



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Artist impression, image supplied by Dennis Family Homes

BUILD YOUR FOREVER HOME!

Lakeside offers more choice to build a range of family home designs within this premier neighbourhood.

You will benefit from a contemporary approach to urban planning and landscape design, with extensive walking and bike paths, fitness stations, a collection of playgrounds for all ages, a splash park, intensive landscaping, enhanced wetlands and expansive open space only moments from your front door.

And all the while you'll be able to enjoy easy access to and the convenience of all the established amenities that Manor Lakes already offers.

Key features include:

- Extensive walking and bike paths
- Fitness stations and picnic areas
- Playgrounds for all ages
- Viewing platform
- Splash park
- Peaceful lake views
- Moments to all the established facilities within Manor Lakes

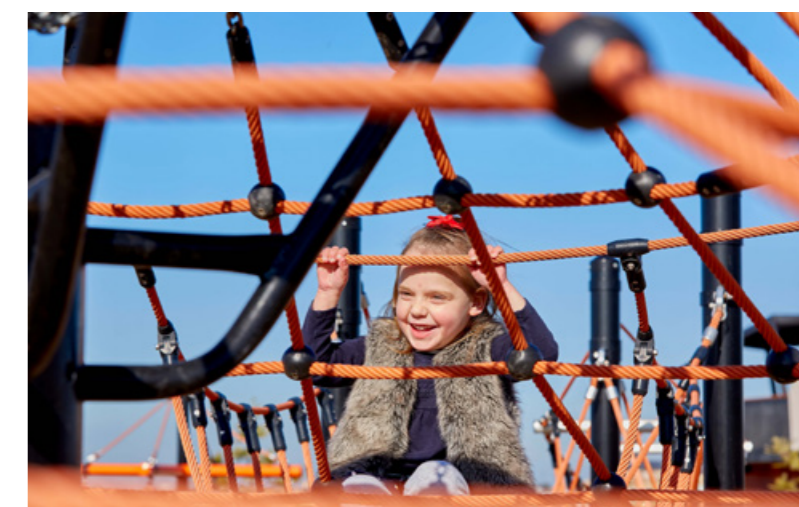


LIFE ON THE LAKE

Lakeside has been planned to provide an abundance of green, open space and leisure facilities to allow you and your family to maintain an active and healthy lifestyle.



Artist impression, image supplied by Dennis Family Homes

**FRONT GARDENS, WITH OUR COMPLIMENTS**

Our vision of a high-quality residential neighbourhood is further enhanced by our offer to landscape the front garden of your home, with our compliments.

There is a choice between eight gardens, designed by Tract, one of Melbourne's leading landscape architects. Simply select the garden design which best suits the style of your home and lifestyle and our professional team of landscape gardeners will install your front garden for you.

Your front garden will also be maintained by our professional landscape team for 12 months from installation (refer to Lakeside Landscape bonus offer).

PIERMONT 29MK2

Fixed Price \$966,000

4 2 2



Artist impression only

Lot 5203 Lakeside, Manor Lakes
Land size: 648m²

Key features include:

- Fixed price site costs and connections
- Developer and council requirements
- Double glazing to windows
- Ceramic tiles or laminate timber and carpet
- 20 LED downlights
- 20mm Caesarstone benchtops to kitchen, ensuite & bathroom
- 40mm Caesarstone edge to Island benchtop
- Open-shelf wine rack
- Clear glass splashback
- 2110mm high aluminium entertainer stacker door and/or additional aluminium sliding door to alfresco
- Alarm system with motion detectors
- Concrete roof tiles



*Fixed Price current as of 19/08/2022. Pricing based on developer engineering plans & plan of subdivision. Hebel homes may be smaller than dimensions shown on the floorplan due the external wall thickness, see working drawings for Hebel 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 WOW Inclusions Promotion applies to new quotes and initial deposits on Carlisle's T-Range homes from 11 April 2022, and is available only in conjunction with the T-Range 365 Inclusions. No Change facades relates to only the standard finishes noted on the master drawing. Double Glazing excludes all doors and corner butt jointed windows. LED downlights will be located in electrical appointment. See a Sales Consultant & visit carlislehomes.com.au/disclaimer/ for further details. Registered Building Practitioner CDB-U50143 ©2022 Carlisle Homes Pty Ltd.

SORRENTO GRAND RETREAT 46

Fixed Price \$1,159,100

4 3 2



Artist impression only

Lot 5203 Lakeside, Manor Lakes
Land size: 648m²

Key features include:

- Fixed price site costs and connections
- Developer and council requirements
- Double glazing to windows
- Ceramic tiles or laminate timber and carpet
- 2740mm high ceilings to single storey and ground floor of double storey homes
- 25 LED downlights
- Butler's pantry with laminate base cabinetry and overhead cupboards
- 40mm caesarstone benchtops to kitchen, island benchtop and butler's pantry
- 20mm Caesarstone benchtops to kitchen, ensuite(s), bathroom and powder room
- Soft close cabinetry and drawers to kitchen
- Premium fisher & paykel appliances and gas cooktop
- Stylish laundry fitout
- Feature timber staircase



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ROTHWELL 29

Fixed Price \$1,014,500

4 2 2



Artist impression only

Lot 5204 Lakeside, Manor Lakes
Land size: 729m²

Key features include:

- Fixed price site costs and connections
- Developer and council requirements
- Double glazing to windows
- Ceramic tiles or laminate timber and carpet
- 20 LED downlights
- 20mm Caesarstone benchtops to kitchen, ensuite & bathroom
- 40mm Caesarstone edge to Island benchtop
- Open-shelf wine rack
- Clear glass splashback
- 2110mm high aluminium entertainer stacker door and/or additional aluminium sliding door to alfresco
- Alarm system with motion detectors
- Timber look garage door
- Concrete roof tiles



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GRANADA GRAND 44 DM

Fixed Price \$1,113,000

5 4 2



Artist impression only

Lot 5204 Lakeside, Manor Lakes
Land size: 729m²

Key features include:

- Fixed price site costs and connections
- Developer and council requirements
- Double glazing to windows
- Ceramic tiles or laminate timber and carpet
- 2740mm high ceilings to single storey and ground floor of double storey homes
- 25 LED downlights
- Butler's pantry with laminate base cabinetry and overhead cupboards
- 40mm caesarstone benchtops to kitchen, island benchtop and butler's pantry
- 20mm Caesarstone benchtops to kitchen, ensuite(s), bathroom and powder room
- Soft close cabinetry and drawers to kitchen
- Premium fisher & paykel appliances and gas cooktop
- Stylish laundry fitout
- Feature timber staircase



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