

The Elm



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The Elm makes everyday living simple and stylish. With open-plan spaces that flow to an outdoor deck, it's made for relaxing, entertaining and enjoying life your way.

Features you'll love:

- Spacious open-plan kitchen, dining and living area
- Private deck for entertaining or soaking up the sun
- Main bedroom with ensuite plus a handy study nook

**Lincoln
Lifestyle**
Huntly

For more information:

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The Elm



Floorplan

Total Area	129m ²
Internal Living Area	96m ²
External Living Area	15m ²
Garage	18m ²

Dimensions (m)

Living	4.7 x 3.4
Dining	2.7 x 3.5
Kitchen	2.6 x 3.1
Bed 1	3.4 x 3.4
Bed 2	3.0 x 3.1
Bathroom	2.4 x 3.1
Ensuite	1.8 x 3.4
Study	2.4 x 2.8
Alfresco	5.3 x 3.7
Garage	6.0 x 3.0



Disclaimer: This plan is an artist's impression. Measurements are approximate and are to be used as a guide only.

Colour Selections

Customise your home with a range of colourways.

Pair any interior palette with your favourite exterior look.

Serene – Classic and calming

Urban – Modern and industrial

Coastal – Fresh and contemporary

Luxe – Dark and moody

Scan to view the home



Your home inclusions

And upgrades designed for you

External

Colourbond roof and fencing

Slab on ground with termite controls

Steel roof trusses and wall frames

Merbau decking with balustrade

Insulated roof and walls

Powder coated aluminium frame windows

Flyscreens to all windows and external doors

Clothesline

Carport roller door with remote control
(home specific)

Concrete path, driveway and landscaping
to front of home

2.5kw solar system and roof exhaust fan

Garden taps to front and rear yards

Internal

2.4m high ceilings with sections of raked ceilings

Godfrey Hirst carpet to bedrooms

Hybrid Vinyl plank floating flooring

Tile flooring to bathroom and laundry

Built-in wardrobes to bedrooms

Single roller blackout blinds throughout

R2.0 ceiling and wall insulated batts

Kitchen

Double stainless steel undermounted sink

600mm electric oven and induction cooktop

600mm slide out rangehood

Free standing dishwasher

Soft close drawers and cupboards

Bathroom & Laundry

Semi frameless or frameless glass shower
screens (home specific)

Frameless mirrors to bathrooms

Chrome finished tapware and towel rails

30L stainless steel laundry tub and mixer

Separate vanity with Caesarstone top

Semi recessed basin/s

Shower set with overhead and handheld heads

Electrical & Climate

10w LED downlights throughout

External wall lights and pendant lights in black

USB powerpoints and data point as per electrical plan

Hardwired smoke detectors

Ceiling fans as per electrical plan

Tastic heat lamps, exhaust fan and LED light

Electric heat pump hot water system

5kw split system r/c air conditioning

Optional Upgrades

Appliance upgrade + stone benchtops

Floor to ceiling tiles + stone vanity

Replace 2 kitchen cupboard doors with 3 drawers

Double glazed windows + underfloor insulation

Modern black fixtures and accessories as per
the colour selections brochure

100% wool carpet to bedrooms + Ekodeck

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