

The River



2 1.5 1

With its impressive street appeal and light-filled interiors, the River feels like home from the moment you arrive. Open-plan living extends to a large private covered alfresco, complemented by generous bedrooms and clever design throughout.

Features you'll love:

- Two spacious bedrooms with built-in robes
- Open-plan living and dining flowing effortlessly to a covered alfresco
- Practical everyday design with a separate powder room, dedicated laundry and convenient carport

**Lincoln
Lifestyle**
Huntly

For more information:

0447 641 770 kimmartin@lincolnplace.com.au

The River



Floorplan

Total Area	117m²
Internal Living Area	77m ²
External Living Area	19m ²
Carport	21m ²

Dimensions (m)

Living	2.8 X 3.9
Dining	2.8 X 4.5
Kitchen	2.6 X 2.7
Bed 1	3.6 X 3.8
Bed 2	3.0 X 2.8
Bathroom	1.6 X 3.8
Laundry	1.5 X 3.8
Alfresco	4.9 X 3.2
Porch	2.6 X 1.1
Carport	3.0 X 6.9



Disclaimer: This plan is an artist's impression. Measurements area 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
Colorbond and James Hardy wall claddings
Steel sub floor, wall frames, and roof trusses
Merbau decking
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 driveway and front path
Landscaping to front of home
Garden taps to front and rear yards
Colorbond fencing and gates

Internal

2.4m high ceilings with sections of raked ceilings
Carpet to bedrooms
Hybrid Vinyl plank floating flooring
Tile flooring to bathroom and laundry
Built-in wardrobes to bedrooms
Single roller blackout blinds throughout
3 coat paint system

Kitchen

Stainless steel 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
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
2.5kw solar system

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 selection brochure
100% wool carpet to bedrooms
Ekodeck

Speak to your Sales Consultant for future upgrade option

Disclaimer: Any information or content provided in this document is intended as a general information only and does not form an offer, guarantee or contract and does not constitute business, financial or real estate advice. You should make your own enquiries, (including as to the accuracy, currency, reliability or completeness of any information provided) and obtain professional advice where appropriate, before making any such decision. All care has been taken in the preparation of the information and published materials produced by Lincoln Place including, but not limited to, price, property area, floor size and general property description. However, Lincoln Place does not make any representations or give any warranties about its accuracy, reliability, completeness or suitability for any particular purpose. Information, furnishings, images and artistic impressions of exteriors and interiors are intended as a guidance for illustrative purposes only and may contain optional items that are not included as standard. The information, pricing, availability, dimensions, specifications, inclusions, landscaping and materials may be changed without notice. Optional upgrades are subject to availability. Ask your sales team for more information. June 2026.