

The Murphy



2 2 1 2

The Murphy makes everyday living effortless and fun. Two bedrooms, including a main with an ensuite, plus built-in robes and a family bathroom, give everyone room to relax. A private study adds a quiet corner for work or hobbies.

Features you'll love:

- Smart separation between living and bedroom zones, giving you space to entertain and unwind in peace
- A front study and handy laundry with garage access for everyday ease
- Low-maintenance design with plenty of storage so you can spend more time enjoying, not fussing

**Lincoln
Lifestyle**
Mudgee Spring

For more information:

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The Murphy



Floorplan

Total Area	127m²
Internal Living Area	77m ²
External Living Area	18m ²
Garage	32m ²

Dimensions (m)

Living	3.0 x 3.8
Dining	3.0 x 3.8
Kitchen	2.6 x 2.9
Bed 1	3.0 x 3.9
Bed 2	3.1 x 3.9
Study	2.0 x 3.9
Bathroom	1.6 x 2.7
Ensuite	1.6 x 2.7
Laundry	1.5 x 2.7
Covered Alfresco	3.0 x 3.9
Porch	1.5 x 3.9
Garage	5.9 x 5.4



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.

Internal

Classic – Natural warmth with a modern country feel

Coastal – Bright elegance with timeless appeal

External

Hamptons – Soft and timeless with a gentle modern edge

Highland – Crisp and contemporary with bright contrast

Harvest – Warm and welcoming with a relaxed country feel

Feather – Fresh and tranquil with subtle sophistication

Scan to view
colour selections



Your home inclusions

And upgrades designed for you

External

James Hardie Primeline Newport cladding
Colorbond Custom Orb roof, fascia and gutter
Fully enclosed lock-up garage with remote control door
Tiled alfresco and porch areas
Concrete driveway and perimeter paths
Solid core front entry door with flyscreen
Garden taps and clothesline

Internal

2.7m high ceilings throughout
Vinyl plank flooring to living, kitchen, hallway and study
Carpet to bedrooms
Tiling to bathroom and laundry
Built-in wardrobes with shelves, hanging rail and mirrored sliding doors
Timber architraves and skirting boards
Single roller blinds throughout, with plantation shutters to front windows

Kitchen

1¾ bowl stainless steel sink with mixer
Ceramic tiled splashback
Soft-close drawers and cupboards with slimline handles
Matte laminate benchtops with square edge melamine doors and kickboards
Haier 600mm ceramic cooktop, built-in oven, retractable rangehood and dishwasher
Microwave space with power outlet

Bathroom & Laundry

Full-height wall tiles in shower, floor tiling throughout
Semi-frameless shower screen
Vanity with Caesarstone-look benchtop and underbench storage
Integrated overhead mirror and cupboard
Chrome tapware, towel rail and mixers
Back-to-wall toilet suite with soft-close lid
Ceiling fan, heat lamps and square floor drain
Stainless steel laundry tub with washing machine plumbing and sink mixer

Electrical & Climate

LED downlights throughout
Pendant lighting to kitchen
Ceiling fans to main bedroom and living area
Split system air-conditioning to living room
USB powerpoints to kitchen and bedrooms
External lights to front and rear
TV point to lounge, phone connections to kitchen, study and garage
External powerpoint to alfresco
Electric Rinnai 160L hot water system
Smoke detectors and metered power box

Optional Upgrades

Ducted air conditioning or additional ceiling fans
PV solar system (3.5kW)
Full-height bathroom tiling
Stone benchtops to kitchen
Bosch appliance upgrade
Epoxy floor coating to garage
Additional external tap or powerpoint
Extra TV, data or phone points

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