

# The Hawkins



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The Hawkins brings modern living together with everyday ease. Its light-filled layout centres around an inviting kitchen and open-plan living area that flows naturally onto a private deck, creating the perfect spot to unwind or entertain. With thoughtful touches throughout, it's a home designed for comfort and convenience.

## Features you'll love:

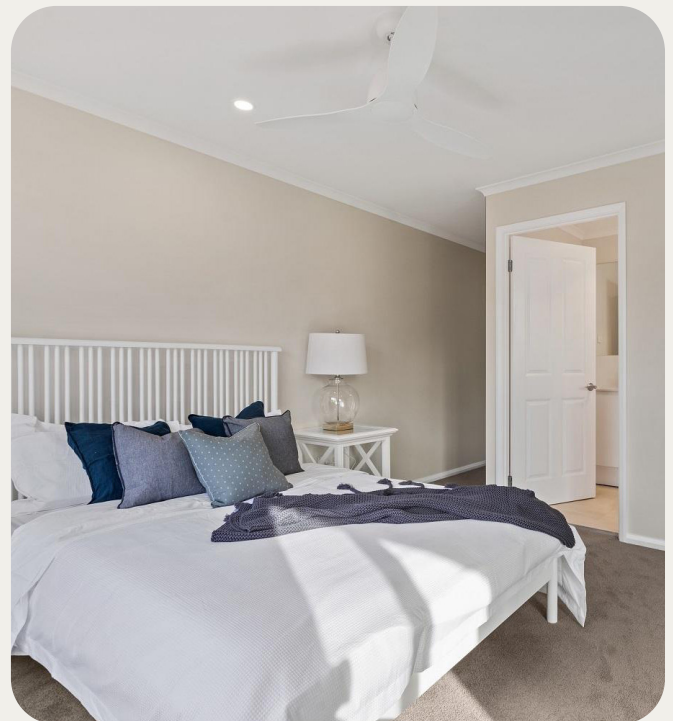
- Bright open-plan living with a stylish kitchen and island bench
- Two generous bedrooms plus a handy study for work or hobbies
- Private deck, separate laundry and a secure single carport

**Lincoln  
Lifestyle**  
Eden Gardens

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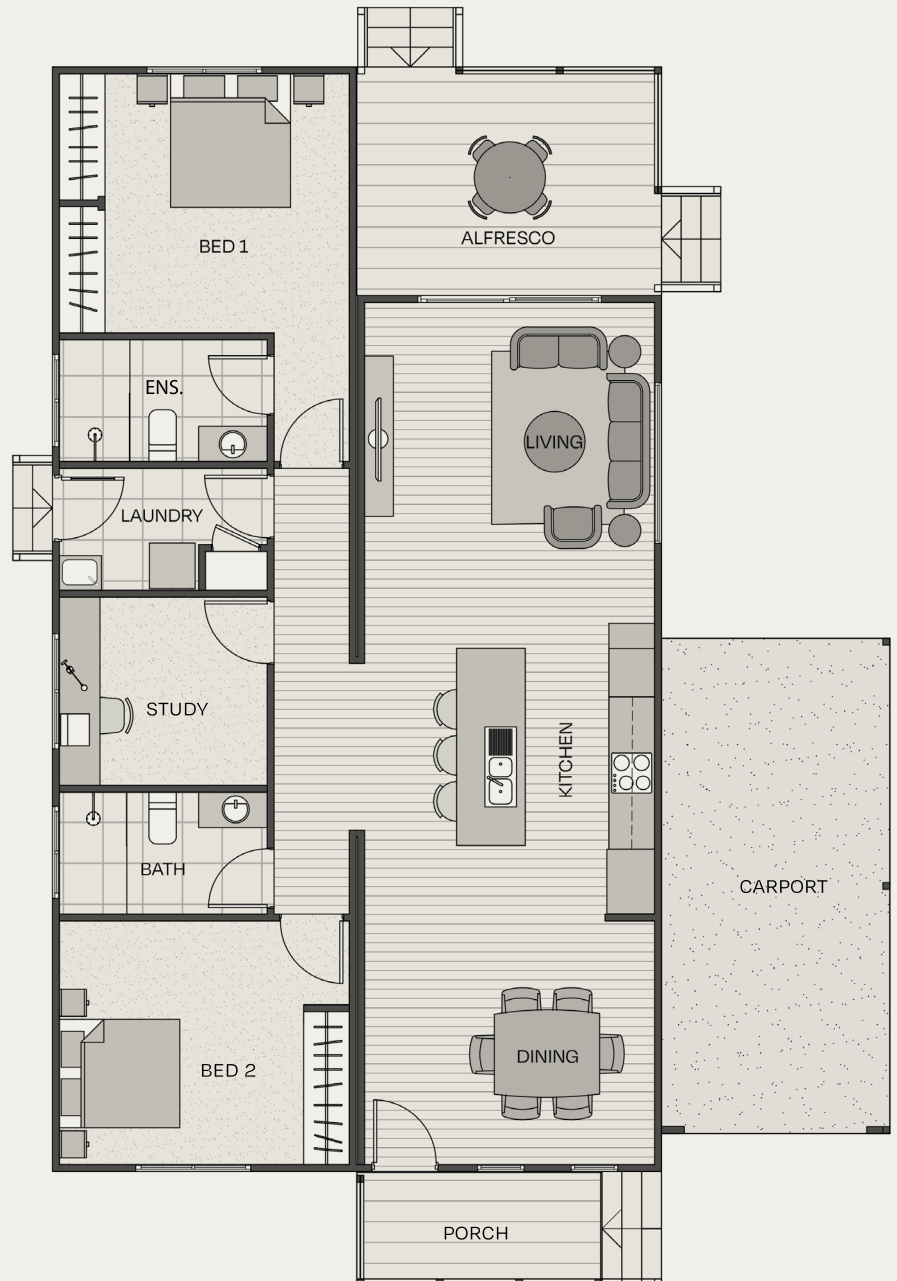


# Floorplan

Total Area	141m <sup>2</sup>
Internal Living Area	104m <sup>2</sup>
External Living Area	17m <sup>2</sup>
Carport	20m <sup>2</sup>

## Dimensions (m)

Living	4.7 x 3.8
Dining	4.4 x 3.8
Kitchen	2.2 x 3.8
Bed 1	3.4 x 3.8
Bed 2	3.2 x 3.8
Study	2.5 x 2.7
Bath	1.6 x 2.7
Ensuite	1.6 x 2.7
Laundry	1.6 x 2.7
Alfresco	3.0 x 3.8
Porch	1.5 x 3.8
Carport	6.5 x 3.0



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.

**Coastal** – Fresh and balanced

**Hamptons** – Bright and refined

Scan to view the home



# Your home inclusions

And upgrades designed for you

## External

Coastal look cladding

Timber deck

Custom orb roofing

Hume tempered hardboard entry door and fly screen

Flyscreens to all windows and glass sliding doors

Clothesline

Carport with electric door

Connection to services including water, sewer, electrical and storm water, internet and phone

## Internal

Carpet to bedrooms

Vinyl plank flooring to living, kitchen, hallway and study

Tiling to bathroom and laundry

Built in wardrobes to all bedrooms with shelves, hanging rail and sliding doors

Timber architraves and skirting board

2.7m high ceilings throughout, with raked ceilings to living areas

Single roller blinds throughout, except wet areas

External wall and ceiling insulation

R1.9 Subfloor insulations

## Kitchen

1½ expansive stainless steel sink with chrome mixer

Ceramic tiled splashback

Window in kitchen

Stone look laminate benchtop

Retractable 600mm stainless steel rangehood with fan and light, ducted externally

Quality stainless steel 600mm electric oven

Electric cooktop

Quality stainless 600mm steel dishwasher

Soft close cupboards

## Bathroom & Laundry

Tiles to bathroom, laundry and separate toilet (floor to ceiling within shower)

Semi-frameless shower screen

Generous mirror above vanity

Chrome tapware and towel rail

Bathroom vanity with ceramic sink and under bench storage

White ceramic toilet with soft close lid

Stainless steel laundry tub, chrome mixer and plumbing for washing machine

## Electrical & Climate

External lights to front and rear areas

TV point to lounge room

Phone connection

LED downlights throughout

Double powerpoints throughout (additional USB powerpoints in kitchen, study, carport)

External powerpoint to balcony and carport

Smoke detectors

Heat/light/fan to bathroom and ensuite

Ceiling fans to main bedroom and living room

3.5kw aircon in the living area

Electric hot water system

3kw solar panels on the roof

Meterbox

## Optional Upgrades

Floor to ceiling tiles in bathroom and ensuite (if applicable)

Engineered stone benchtop to kitchen

Kitchen appliance upgrade including oven and induction cooktop

Additional 2.5kw Haier split system air conditioner

Duque (with light option) or ceiling fan

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