

The Arden



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The Arden makes everyday living feel easy, with bright, inviting spaces designed for comfort and flow. A generous kitchen sits at the heart of the home, opening onto the dining area and relaxed lounge, with an effortless connection to the outdoor deck for fresh-air living.

Features you'll love:

- Spacious kitchen with island bench flowing into the dining and living areas
- Two comfortable bedrooms, each with built-in robes
- Large family bathroom plus a convenient separate powder room

**Lincoln
Lifestyle**
Eden Gardens

For more information:

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The Arden

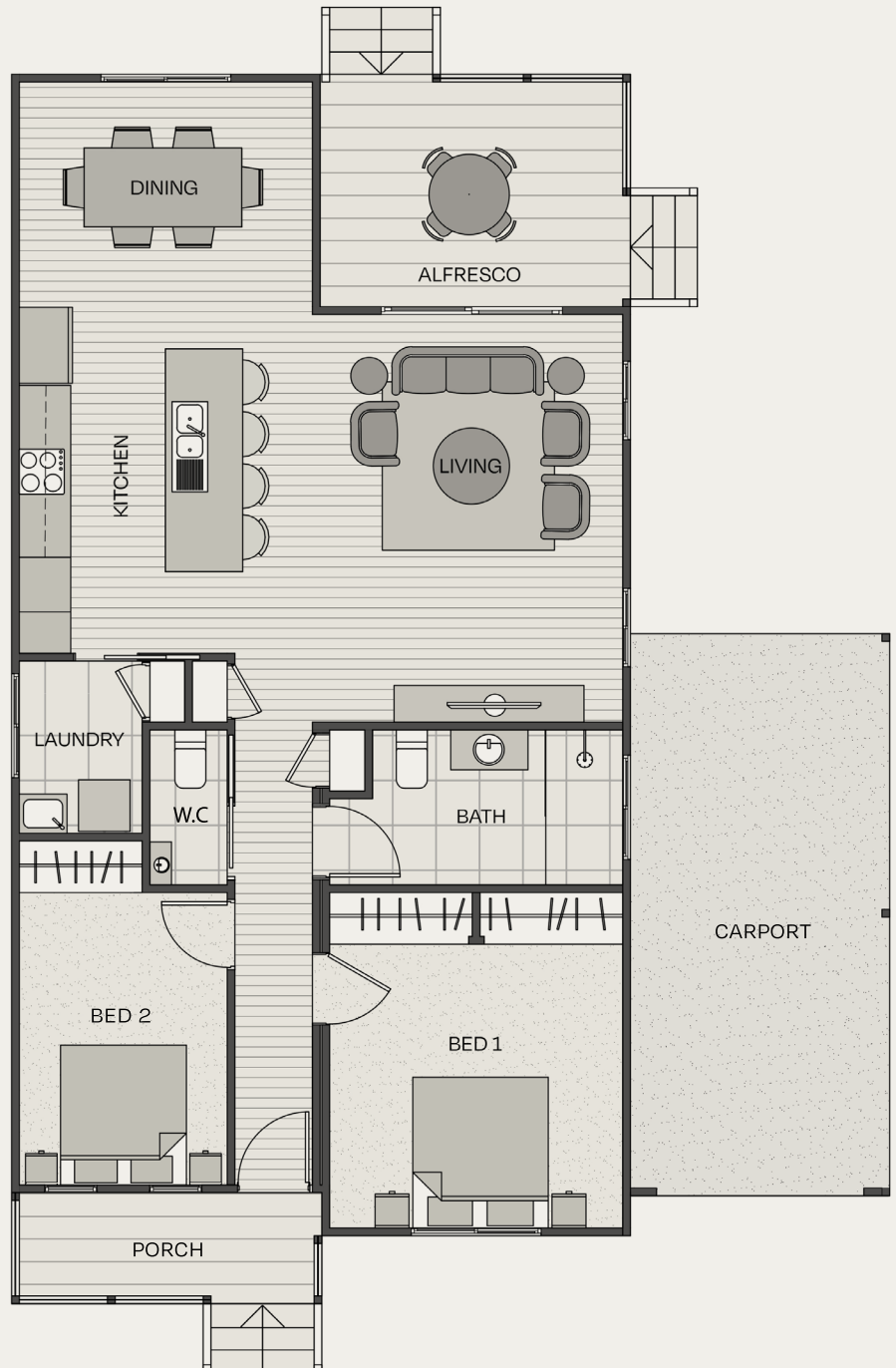


Floorplan

Total Area	120m ²
Internal Living Area	86m ²
External Living Area	14m ²
Carport	20m ²

Dimensions (m)

Living	3.6 x 4.7
Dining	2.7 x 3.4
Kitchen	3.9 x 3.4
Bed 1	3.3 x 3.4
Bed 2	2.4 x 3.4
Bathroom	1.8 x 3.4
Laundry	1.4 x 2.0
Alfresco	3.6 x 2.7
Porch	1.3 x 3.6
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

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 for some house types

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

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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