

The Fraser



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The Fraser pairs practical design with relaxed, modern living. A generous kitchen and dining area flow into the comfortable lounge and out to a private deck, creating an easy space for entertaining or unwinding. Thoughtfully designed throughout, it offers all the comforts needed for low-maintenance living.

Features you'll love:

- Spacious kitchen with island bench opening to the dining and living areas
- Two bedrooms with built-in robes, including a main suite with private ensuite
- Private study, separate powder room and a deck for effortless outdoor living

**Lincoln
Lifestyle**
Eden Gardens

For more information:

0427 003 406 chriswilson@cwree.com.au

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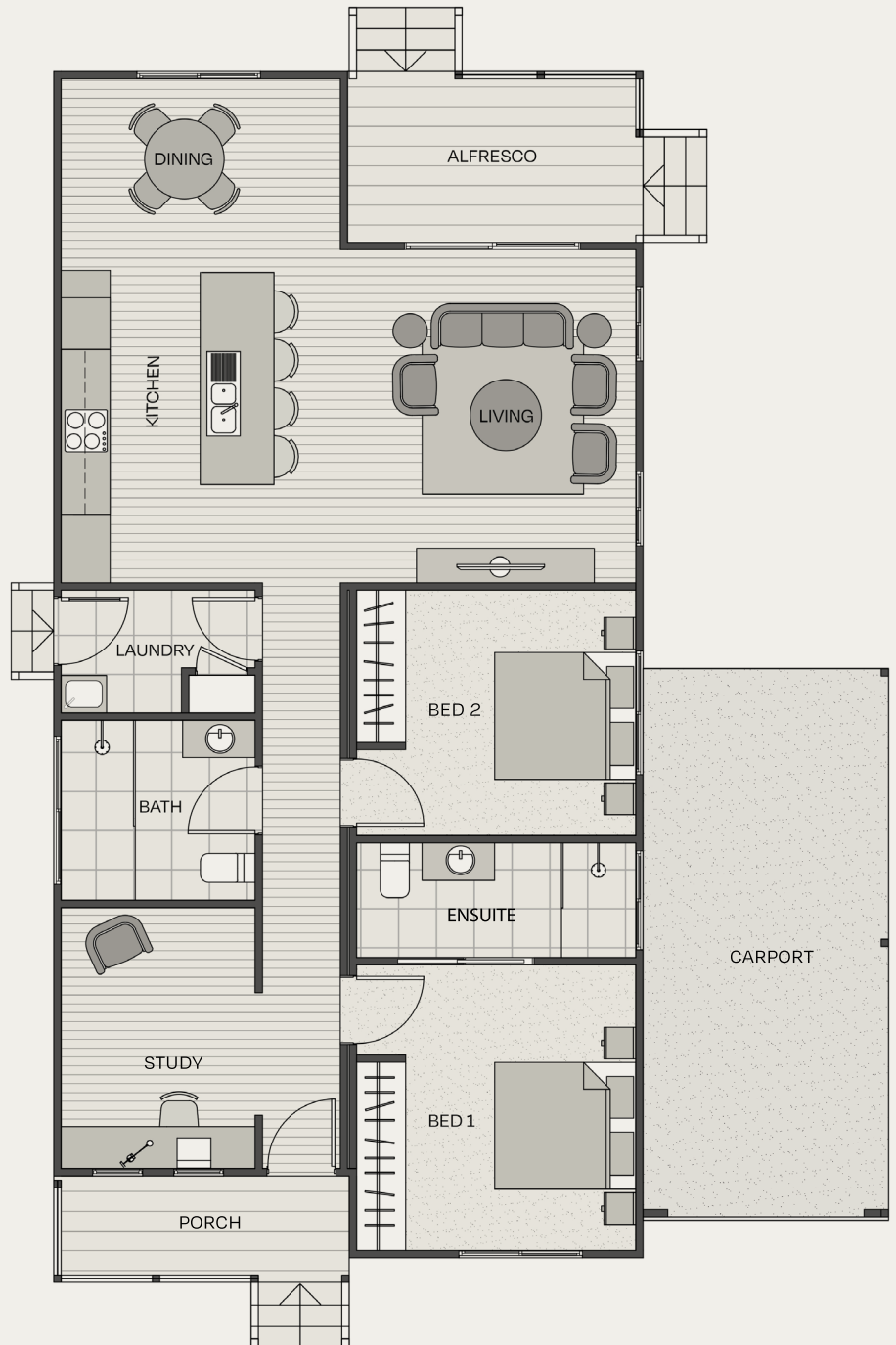


Floorplan

Total Area	125m ²
Internal Living Area	93m ²
External Living Area	12m ²
Carport	20m ²

Dimensions (m)

Living	4.1 x 3.4
Dining	2.1 x 3.4
Kitchen	4.1 x 3.4
Bed 1	3.5 x 3.4
Bed 2	3.0 x 3.4
Study	3.2 x 2.4
Bath	2.2 x 2.4
Ensuite	1.4 x 3.4
Laundry	1.5 x 2.4
Alfresco	2.1 x 3.4
Porch	1.3 x 3.6
Carport	6.7 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
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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