

Camden



Classic colourway. Artist's impression. Indicative only.

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The Camden is where modern design meets everyday ease, with light-filled spaces made for living well. A walk-in robe, study nook and welcoming front porch give this home a touch of personality you'll love showing off.

Features you'll love:

- A main bedroom with walk-in robe and ensuite – because getting ready should feel a little bit fancy
- A handy laundry with external access to keep daily living simple
- Open plan living with a built-in study nook that's perfect for work, hobbies or a quiet moment to yourself

**Lincoln
Lifestyle**
Baranduda

For more information:

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Camden



Floorplan

Total Area	134m²
Internal Living Area	97m ²
External Living Area	14m ²
Carport	23m ²

Dimensions (m)

Living	4.4 x 3.6
Dining	4.3 x 3.6
Kitchen	2.9 x 3.6
Bed 1	3.3 x 3.5
Bed 2	3.2 x 3.5
Study Nook	1.5 x 1.3
Ensuite	2.9 x 1.7
Bathroom	1.8 x 2.3
Laundry	1.7 x 3.5
Verandah	3.0 x 3.8
Porch	1.3 x 2.1
Carport	6.1 x 3.7



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

- Spring** – Fresh neutrals with soft timber warmth
- Autumn** – Grounded greys with natural balance
- Summer** – Warm oak tones with sunlit ease
- Winter** – Deep greys with crisp white contrast

External

- Urban** – Modern greys with clean architectural lines
- Coastal** – Light and breezy with natural warmth
- Classic** – Balanced contrast of light and dark tones

Scan to view the home



Your home inclusions

And upgrades designed for you

External

Colorbond roof, gutters, downpipes and fascia

Insulated roof with blanket

Engineered pre-fab walls and trusses

James Hardie Axon cladding / or 75mm rendered foam cladding

Screen door to front entry

Concrete paving slab to carport with front path

Remote control sectional garage door with two remotes

Personal letterbox located within letterbox enclosure at The Clubhouse

Fold down clothesline

General waste and recycling bin

Landscaping and automated irrigation system to front garden

Colorbond fencing

Internal

5.0 ceiling insulation, R2.5 wall insulation batts and 75mm foam floor insulation

10mm plasterboard, 10mm wet area plasterboard to wet areas, 10mm plasterboard ceiling linings, and square set ceilings

Awning and sliding windows with locks

Draught seals to all windows and sliding doors

Fly screens to all opening sashes, inclusive of sliding doors

Hume XN1 entry door in solid rebated frame

Hume Redicote hollow core internal doors in MDF frames

Hybrid floorboards

Redbook Skyway solution dyed nylon carpet

Floor tiles to wet areas and laundry

6.3kw split system heating and cooling

Built in wardrobes to bedrooms

Roller block out blinds to bedrooms and living

Ceiling fans to bedrooms and living

Double glazing windows

Kitchen

European appliances including fan forced wall oven, 600mm induction cooktop, stainless steel rangehood and stainless steel 600mm dishwasher

Gooseneck chrome sink mixer

1 ½ bowl stainless steel sink

34mm Laminex benchtops with rolled edge

Soft close drawers

Soft close pot draws

Tiles to splashback below overhead cupboards

Bathroom & Laundry

White vitreous china ambulant toilet suite and vanity basins

Flat polished edge vanity mirror

Chrome finished tapware, hardware, showerhead on rail and basin mixer to vanity

Symmetry lever handles

Fixed panel shower screen

3-in-1 heater, exhaust fan and light

34mm Laminex benchtops with rolled edge

Square edge thermo laminate cupboards

Rinnai 215 litre heat pump hot water service

Laundry trough mixer

Rectified wall tiles

Electrical & Climate

LED downlights throughout

External wall light to rear private open space

Generous number of power points including USB outlets

External power points

TV and data points

Smoke detectors where required

High speed internet ready with fibre to home

Optional Upgrades

Luxe bathroom pack

Floor to ceiling tiles

Stone benchtop

Shaker-style 2-pac cupboard doors - settler profile (optional)

Black accents pack

Modern black fixtures and accessories throughout

Luxe kitchen pack

Miele appliance upgrade

Stone benchtops

Shaker-style 2-pac cupboard doors - settler profile (optional)

Landscaping pack

Synthetic grass to rear yard

Concrete path to side gate

Additional planting

Individual upgrades

Hybrid flooring in bedrooms

Fully enclosed carport with rear access door

10kw ducted split system air conditioning

*Optional upgrades are subject to availability

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