

Ironwood



3 2 2

The Ironwood, a thoughtfully designed three-bedroom home that makes everyday living effortless. Every detail has been crafted so you can enjoy more and worry less.

Features you'll love:

- A bright, welcoming kitchen with a wall oven – perfect for everything from easy weeknight dinners to weekend entertaining
- Seamless indoor–outdoor flow with a generous alfresco made for long lunches and quiet afternoons
- Practical touches like a secondary bathroom, full laundry, and double garage to keep life beautifully simple

**Lincoln
Lifestyle**
Northern Beaches

For more information:

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Floorplan

Total Area	172m²
Internal Living Area	119m²
External Living Area	18m²
Garage	35m²

Dimensions (m)

Living	4.5 x 3.5
Dining	4.5 x 2.6
Kitchen	2.7 x 3.3
Bed 1 (inc. WIR)	3.5 x 5.6
Bed 2	3.3 x 3
Bed 3	3.1 x 3
Bathroom	3.3 x 2
Ensuite	3 x 1.7
Laundry	2.4 x 1.7
Alfresco	3.5 x 4.4
Entry Porch	1.4 x 1.2
Garage	5.6 x 6



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 internal colourways.

Internal

Classic – Elegant and welcoming

Coastal – Relaxed breezy style

Contemporary – Fresh, stylish living

Scan to view
colour selections



Your home inclusions

And upgrades designed for you

External

Low maintenance exterior cladding & Colorbond roofing

Garage with electric door

Tiled alfresco and porch areas

Clothesline

Solid core entry door and security screen (to front)

Flyscreens to all windows and glass sliding doors

Locks to all windows and doors

Connection to services including water and sewer

External double GPO to alfresco

Low maintenance gardens with external tap

Good neighbour timber fencing as required

Internal

Carpet to bedrooms and dedicated study (where applicable)

Vinyl plank flooring to living, kitchen and hallway

600mm tiling to bathroom, ensuite (where applicable) and laundry

Built in wardrobes to all bedrooms

Walk in Robes in select homes as per plan

Built in desk in study nook in select homes as per plan

2.7m high ceilings throughout

Kitchen

Stainless steel sink with drainer and mixer tap

Fridge water point

Ceramic tiled splashback

20mm silica free reconstituted stone benchtops

Undermount 600mm rangehood with fan and light

600mm electric oven and four zone induction cooktop

600mm integrated dishwasher

Soft close cupboards and drawers

Bathroom & Laundry

Tiles to bathroom, laundry and separate toilet

Semi-frameless shower screen

Mirrored shaving cabinet

20mm silica free vanity bench with under bench storage drawers

Electrical

External lights to front and rear areas

TV point to lounge room and Bed 1

Data connection to Bed 1, lounge and study (where applicable)

LED downlights throughout

Double powerpoints throughout

Powerpoints with USB (A & C) in Bed 1, Bed 2 and study (where applicable)

1 x double powerpoint to external living area

Heat/light/fan to bathroom

Ceiling fans to bedrooms, living areas and alfresco

Split system air-conditioning unit to bedrooms and living areas

315L electric hot water system

3.3kW solar system with 2.5kW inverter

General

Optic fibre connection with choice of providers

Part of an embedded electrical network

Gated entry to community

Inclusion in Community Security and Access System

Silver Livability

7 Star Energy Rating

QBCC Home Warranty

Optional Upgrades

Kitchen Appliance Upgrade to flexi induction cooktop and high volume extraction fan

Include diamond grill security to side and rear doors and windows

Include security mesh to side and rear doors and windows

Upgrade timber look vinyl planks to engineered flooring

Switch carpet furnishing in bedrooms to hard flooring (consistent with living area)

Tapware upgrade option

*Optional upgrades are subject to availability

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