

# Koralyn



3 2 1

The Koralyn isn't just a beautiful three-bedroom home – it's your ticket to everyday freedom. With a purpose-built RV garage, spontaneous weekends away are always on the cards.

## Features you'll love:

- Open-plan living that spills out to a generous alfresco – ideal for BBQs, parties, or a quiet afternoon with friends
- A spacious main bedroom with a walk-in robe that adds a touch of luxury to your daily routine
- An RV-ready garage with clever storage solutions to keep life organised and effortless

**Lincoln  
Lifestyle**  
Northern Beaches

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# Koralyn

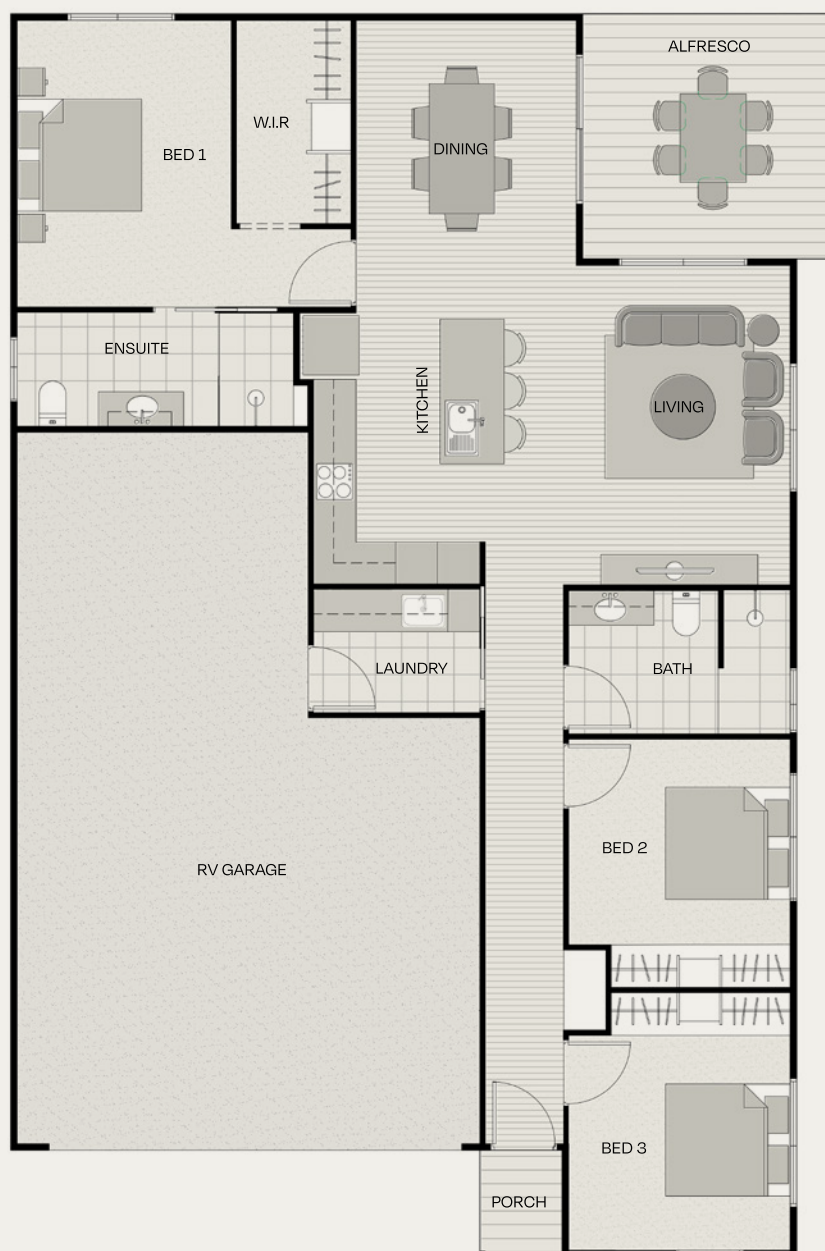


# Floorplan

|                      |                         |
|----------------------|-------------------------|
| <b>Total Area</b>    | <b>183m<sup>2</sup></b> |
| Internal Living Area | 110m <sup>2</sup>       |
| External Living Area | 16m <sup>2</sup>        |
| Garage               | 57m <sup>2</sup>        |

## Dimensions (m)

|                  |              |
|------------------|--------------|
| Living           | 3.2 x 3.6    |
| Dining           | 3.7 x 3.2    |
| Kitchen          | 3.8 x 2.6    |
| Bed 1 (inc. WIR) | 4.7 x 3.7    |
| Bed 2            | 3.1 x 2.9    |
| Bed 3            | 3.1 x 2.9    |
| Bathroom         | 3.1 x 1.9    |
| Ensuite          | 3.9 x 1.6    |
| Laundry          | 2.3 x 1.7    |
| Alfresco         | 4.3 x 3.3    |
| Entry Porch      | 1.1 x 1.1    |
| Garage*          | 6.5 x (6-10) |



Disclaimer: This plan is an artist's impression. Measurements are approximate and are to be used as a guide only.  
 \*The garage is 10m long for a width of 4m, the remainder of the width of the garage is 6m long

## 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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