

# Quartzine



Artist's impression. Indicative only.

3 2 2

Discover The Quartzine – a beautifully balanced home designed for space, comfort and flexibility. With generous living zones and thoughtful details throughout, this is a home that adapts effortlessly to the way you live.

## Features you'll love:

- A light-filled, open-plan living and dining area designed for relaxed everyday living
- Three well-appointed bedrooms, including a private main bedroom with ensuite, plus a stylish central bathroom
- A dedicated study and secure garage, offering the perfect blend of functionality and convenience

**Lincoln  
Lifestyle**  
Northern Beaches

For more information:

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# Quartzine

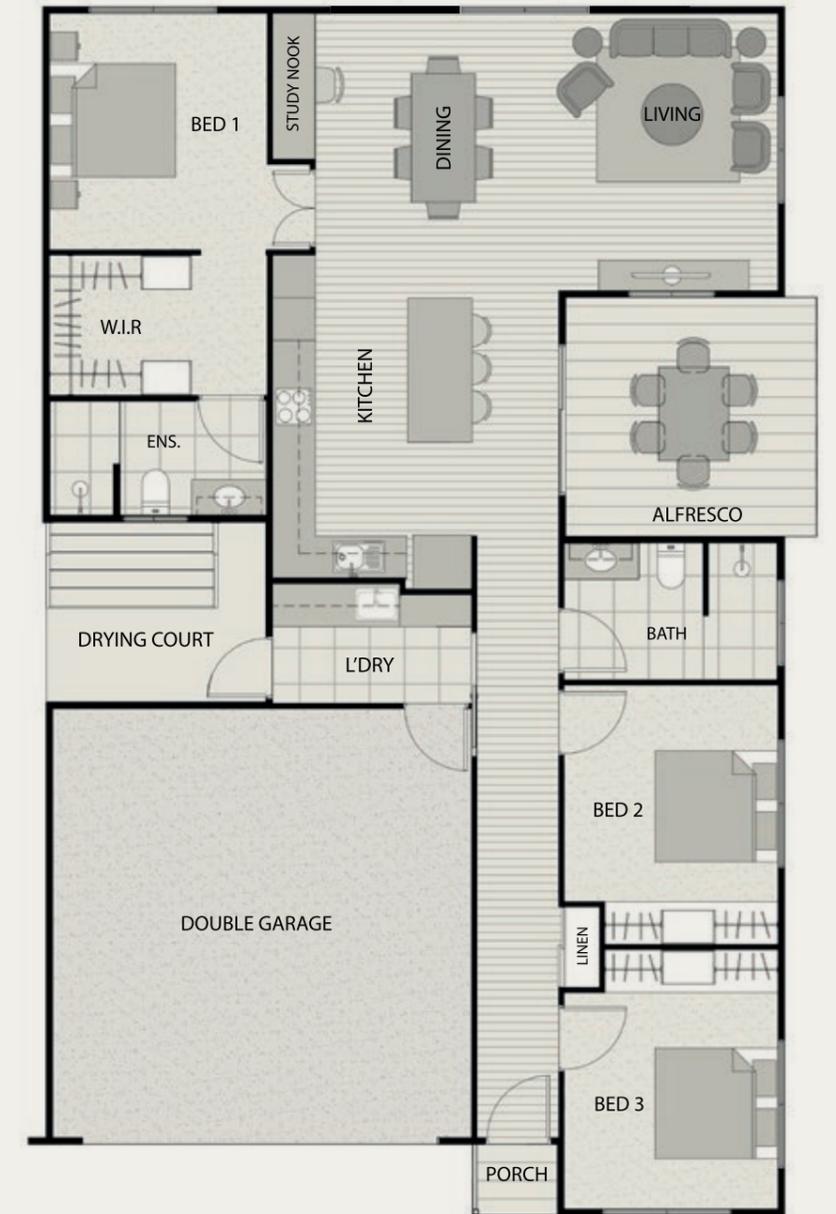


## Floorplan

Total Area	165m <sup>2</sup>
Internal Living Area	114m <sup>2</sup>
External Living Area	14m <sup>2</sup>
Garage	37m <sup>2</sup>

### Dimensions (m)

Living	3 x 3.9
Dining	3.4 x 3.3
Kitchen	2.8 x 4.5
Bed 1 (inc. W.I.R)	3 x 5.3
Bed 2	3 x 3
Bed 3	3 x 3
Bathroom	2.1 x 3.3
Laundry <sup>^</sup>	2.7 x 1.6
Alfresco	3.5 x 3.3
Entry Porch	1 x 1
Garage	5.8 x 6



Disclaimer: This plan is an artist's impression. Measurements area approximate and are to be used as a guide only.  
<sup>^</sup>Upgraded laundry shown.

### Colour Selections

Customise your home with a range of internal colourways.

#### Internal

**Classic** – Elegant and welcoming

**Coastal** – Relaxed breezy style

**Contemporary** – Fresh, stylish living

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for Lincoln Lifestyle  
Northern Beaches



# 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 (where applicable)

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

Laundry appointment upgrade option

\*Optional upgrades are subject to availability

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