

# The Merrick



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The Merrick offers relaxed, easy living with light-filled open spaces designed to feel welcoming and functional. The combined kitchen, living and dining area flows effortlessly to a private alfresco, creating a perfect setting for morning coffee, quiet evenings or casual entertaining. With smart design details throughout, it's a home made for low-maintenance comfort.

## Features you'll love:

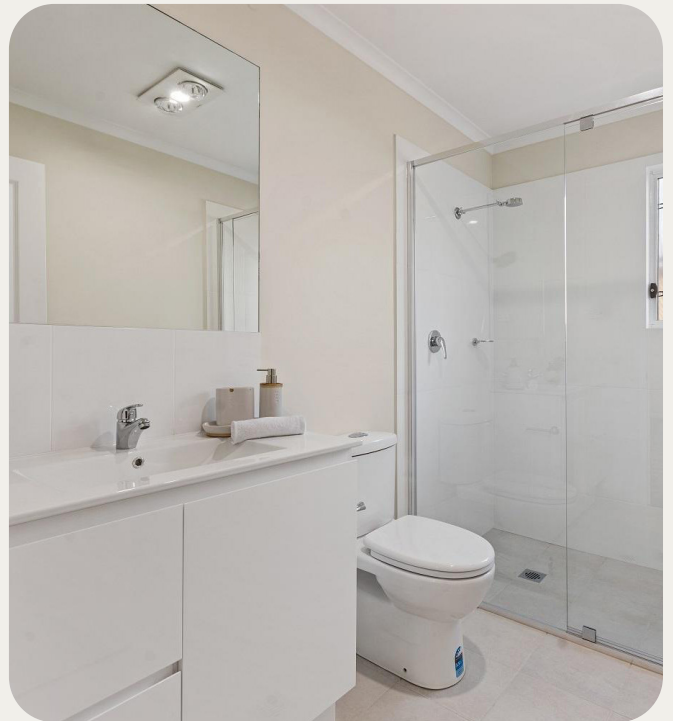
- Open-plan kitchen, living and dining area flowing to a private alfresco
- Two generous bedrooms with built-in wardrobes, including a master with ensuite
- Dedicated study, separate laundry and secure double carport for everyday convenience

**Lincoln  
Lifestyle**  
Eden Gardens

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# The Merrick

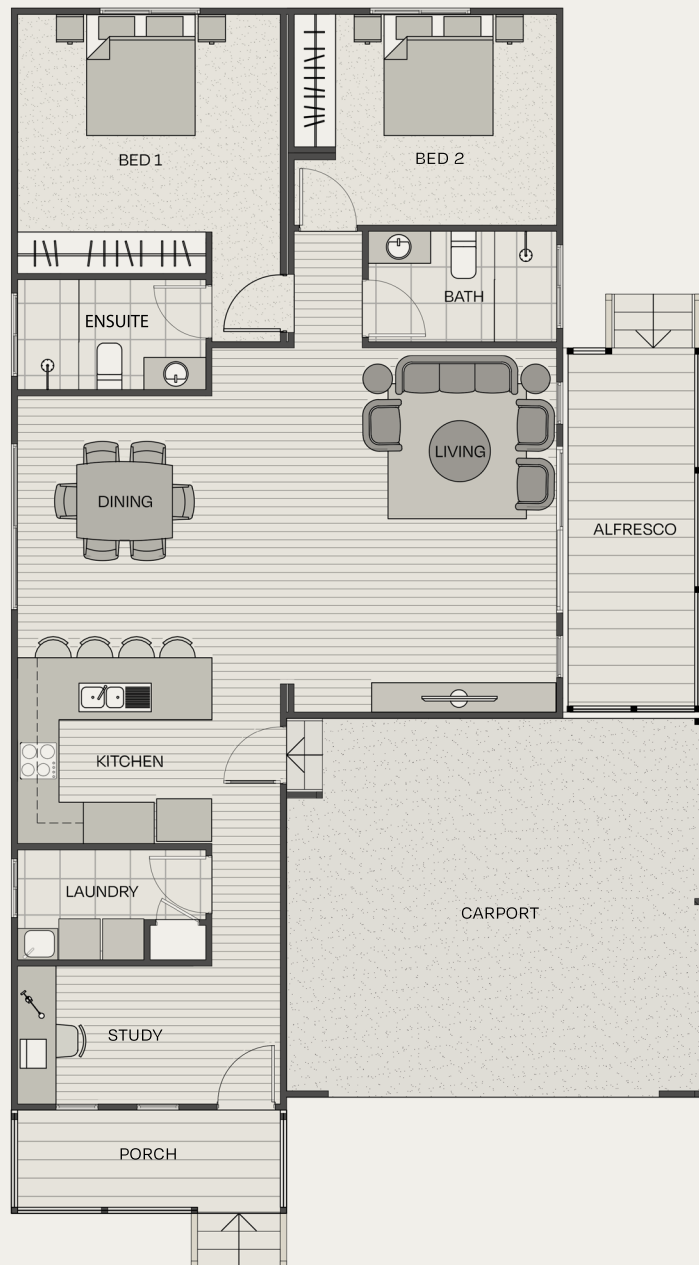


# Floorplan

Total Area	155m <sup>2</sup>
Internal Living Area	105m <sup>2</sup>
External Living Area	17m <sup>2</sup>
Carport	33m <sup>2</sup>

## Dimensions (m)

Living	5.3 x 3.8
Dining	3.8 x 3.8
Kitchen	2.7 x 2.7
Bed 1	3.6 x 3.8
Bed 2	3.1 x 3.8
Study	2.0 x 2.7
Bath	1.7 x 2.7
Ensuite	1.6 x 2.7
Laundry	1.6 x 2.7
Alfresco	5.3 x 2.0
Porch	1.5 x 4.0
Carport	5.7 x 6.0



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

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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

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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

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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

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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

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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

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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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