

# The Heathwood



Artist's impression depicts Coastal external colourway.

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The Heathwood offers modern living made easy, with light-filled spaces designed for comfort and connection. Two well-appointed bedrooms each enjoy a walk-in robe, and the inviting living area creates a natural sense of flow and ease.

## Features you'll love:

- Two bedrooms, each with its own walk-in robe
- Generous open living area with a dedicated study nook
- Seamless indoor-outdoor flow to a covered alfresco

**Lincoln  
Lifestyle**  
Kangaroo Flat

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# The Heathwood



# Floorplan

Total Area	156m <sup>2</sup>
Internal Living Area	104m <sup>2</sup>
External Living Area	15m <sup>2</sup>
Garage	37m <sup>2</sup>

## Dimensions (m)

Living	4.5 x 4.5
Dining	3.8 x 3.3
Kitchen	4.2 x 2.6
Bed 1	3.4 x 3.7
W.I.R 1	2.0 x 1.5
Bed 2	3.2 x 3.1
W.I.R 2	2.0 x 1.5
Bathroom	1.9 x 3.1
Ensuite	2.0 x 2.5
Laundry	3.7 x 1.7
Alfresco	4.0 x 2.6
Porch	1.5 x 2.5
Garage	6.1 x 5.5



Lincoln Place homes are internally designed to support ageing in place, with wider doorways, generous living spaces and reinforced walls for future handrails - making everyday living easier and safer. Our Victorian homes are also built to a 6-star energy efficiency standard, using smart design, insulation and window glazing to deliver year-round comfort and lower energy costs.

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.

**Classic** - timeless and elegant

**Coastal** - fresh and calming

**Contemporary** - soft and sophisticated

**Modern** - sleek and bold

# Your home inclusions

And upgrades designed for you

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## External

Colourbond roof and fencing

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Decking with balustrade

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Insulated roof, walls and floors

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Powder coated aluminium frame windows

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Flyscreens to all openable windows and standard grill screens to sliding doors

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Grilled barrier screen to front door

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Clothesline

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Garage roller door with remote control

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Concrete path, driveway and landscaping to front of home

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2.5kw solar system and roof exhaust fan

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Garden taps to front and rear yards

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## Internal

2.7m high ceilings

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Carpet to bedrooms

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Hybrid floating flooring

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Tile flooring to bathroom and laundry

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Built-in wardrobes to bedrooms

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Roller blinds throughout

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## Kitchen

Two bowl stainless steel sink

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600mm electric oven and cooktop

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600mm rangehood

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Free standing dishwasher

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Soft close drawers and cupboards

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Pull out pantry

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## Bathroom & Laundry

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Semi-frameless or frameless glass shower screens

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Mirrors to bathrooms

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Chrome finished tapware and towel rails

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Stainless steel laundry tub and mixer

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Shower set with overhead or handheld heads

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## Electrical & Climate

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LED downlights throughout

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External wall lights

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USB powerpoints and data point as per electrical plan

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Heat lamps, exhaust fan and LED light

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Electric heat pump hot water system

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Hardwired smoke detectors

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Split system reverse cycle air conditioning

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## Optional Upgrades

Appliance upgrade and stone benchtops

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Floor to ceiling tiles and stone vanity

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Double glazed windows

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Modern black fixtures and accessories as per colour selections

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Non grilled security mesh to front door

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Ceiling fans

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