

The Ironbark



Artist's impression depicts Natural external colourway.

3 2 2

The Ironbark brings generous living to life with three bedrooms and inviting social spaces. It's a home that makes everyday moments – from quiet mornings to family gatherings – feel special.

Features you'll love:

- Three bedrooms including a private main suite with ensuite
- Spacious living, dining and kitchen area designed for entertaining
- Covered alfresco for year-round enjoyment

**Lincoln
Lifestyle**
Kangaroo Flat

For more information:

0447 641 770 kimmartin@lincolnplace.com.au

The Ironbark



Floorplan

Total Area	174m ²
Internal Living Area	119m ²
External Living Area	18m ²
Garage	37m ²

Dimensions (m)

Living	4.8 x 3.4
Dining	2.8 x 3.2
Kitchen	2.6 x 3.2
Bed 1	4.1 x 3.8
Bed 2	3.7 x 3.2
Bed 3	3.6 x 3.0
Bathroom	1.9 x 3.2
Laundry	1.7 x 2.0
Alfresco	5.0 x 3.1
Porch	1.5 x 1.3
Garage	6.0 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 are 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

External

Colourbond roof and fencing

Decking with balustrade

Insulated roof, walls and floors

Powder coated aluminium frame windows

Flyscreens to all windows

Grilled barrier screen to front door

Clothesline

Garage roller door with remote control

Concrete path, driveway and landscaping to front of home

2.5kw solar system and roof exhaust fan

Garden taps to front and rear yards

Internal

2.7m high ceilings

Carpet to bedrooms

Hybrid floating flooring

Tile flooring to bathroom and laundry

Built-in wardrobes to bedrooms

Roller blinds throughout

Kitchen

Two bowl stainless steel sink

600mm electric oven and cooktop

600mm rangehood

Free standing dishwasher

Soft close drawers and cupboards

Pull out pantry

Bathroom & Laundry

Semi-frameless or frameless glass shower screens

Mirrors to bathrooms

Chrome finished tapware and towel rails

Stainless steel laundry tub and mixer

Shower set with overhead or handheld heads

Electrical & Climate

LED downlights throughout

External wall lights

USB powerpoints and data point as per electrical plan

Heat lamps, exhaust fan and LED light

Electric heat pump hot water system

Hardwired smoke detectors

Split system reverse cycle air conditioning

Optional Upgrades

Appliance upgrade and stone benchtops

Floor to ceiling tiles and stone vanity

Double glazed windows

Modern black fixtures and accessories as per colour selections

Non grilled security mesh to front door

Ceiling fans

Disclaimer: Any information or content provided in this document is intended as a general information only and does not form an offer, guarantee or contract and does not constitute business, financial or real estate advice. You should make your own enquiries, (including as to the accuracy, currency, reliability or completeness of any information provided) and obtain professional advice where appropriate, before making any such decision. All care has been taken in the preparation of the information and published materials produced by Lincoln Place including, but not limited to, price, property area, floor size and general property description. However, Lincoln Place does not make any representations or give any warranties about its accuracy, reliability, completeness or suitability for any particular purpose. Information, furnishings, images and artistic impressions of exteriors and interiors are intended as a guidance for illustrative purposes only and may contain optional items that are not included as standard. The information, pricing, availability, dimensions, specifications, inclusions, landscaping and materials may be changed without notice. Optional upgrades are subject to availability. Ask your sales team for more information. January 2026.