

Ironbark



Artist's impression. Indicative only.

Winter

3 2 2

This three bedroom home offers flexibility for guests, hobbies or visiting family, while the private main suite with ensuite provides a comfortable retreat. With thoughtful storage, a functional laundry and a layout that balances shared spaces with privacy, The Ironbark is a home where everyday moments feel easy and enjoyable.

Features you'll love:

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

**Lincoln
Lifestyle**
Eagle Point

For more information:

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Ironbark



Floorplan

Total Area	160m²
Internal Living Area	115m²
External Living Area	11m²
Garage	34m²

Dimensions (m)

Living	4.8 x 4.6
Kitchen/Dining	4.8 x 3.0
Bed 1	4.1 x 3.1
Bed 2	3.1 x 3.1
Bed 3	3.0 x 3.1
Bathroom	1.9 x 3.1
Ensuite	2.9 x 1.6
Alfresco	4.8 x 2.3
Garage	6.0 x 5.5



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.

Internal

Classic – Elegant and welcoming

Contemporary – Fresh, stylish living

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community info



Your home inclusions

External

Architecturally designed homes
Colorbond roof, gutters, and downpipes
Insulated roof with ventilator and roof blanket
Prefabricated timber frame and trusses
Castellated composite wood panelling facade system
Concrete paving slab to carport
Remote control sectional garage door with two handsets
Personal letterbox located within letterbox enclosure at The Lodge
Fold down clothesline
120 litre general waste bin and 120 litre recycling bin
Landscaping to front and rear gardens and automated irrigation system to front
Metal fencing

Internal

Internal walls with insulation batts, 10mm plasterboard, 10mm water resistant plasterboard to wet areas, 10mm plasterboard ceiling linings, and square set ceiling
Powder coated aluminium windows
Draught seals to all windows and sliding doors
Fly screens to all opening sashes
Hume solid entry door
Hume smooth flush panel internal doors
Hybrid laminate floorboards
Australian made wool carpet
Floor tiles to wet areas
Reverse cycle heating/cooling system, ducted throughout
Mirrored robes
Roller blinds throughout (except bathroom and laundry)

Kitchen

Miele appliances including fan forced wall oven, induction cooktop, rangehood, semi-integrated dishwasher
Gooseneck chrome sink mixer
Stainless steel sink bowls
20mm engineered stone benchtops
Soft close drawers
Pot drawers (as per specific plans)
Stone splashback

Electrical & Climate

LED downlights throughout
External wall light to rear private open space
Generous number of power points
TV and data points
Smoke detectors
Exhaust fan and light to bathroom and WC
NBN Fibre to the Premises (FTTP) connection
USB + C Power points
4kw Solar system with inverter

General

Optic fibre connection with choice of providers
Part of an embedded electrical network
Gated entry to community
Homes are designed to be rated to Silver Livability standard (lot dependent)
Min 6 Star energy rating
90-day defect maintenance period, 1 year nonstructural, 6 years structural home warranty

Optional Upgrades

Kitchen appliance upgrade – integrated Miele Microwave and trims
Upgrade to full height stone in kitchen and stone benchtop in laundry
Water point for fridge

*Optional upgrades are subject to availability

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