

# Ficus



Artist's impression. Indicative only.

Dark facade

🛏️ 2 🍷 1.5 🏠 2

The Ficus is designed for easy, low-maintenance living, blending bright open spaces with thoughtful touches throughout. The open-plan kitchen, dining and living area feels light and welcoming, flowing naturally to the private alfresco and creating a relaxed setting for everyday life or entertaining friends.

## Features you'll love:

- Two spacious bedrooms
- Open kitchen, dining and lounge connecting to an alfresco
- Separate tucked away laundry, spacious double garage and separate powder room

**Lincoln  
Lifestyle**  
Eagle Point

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# Ficus

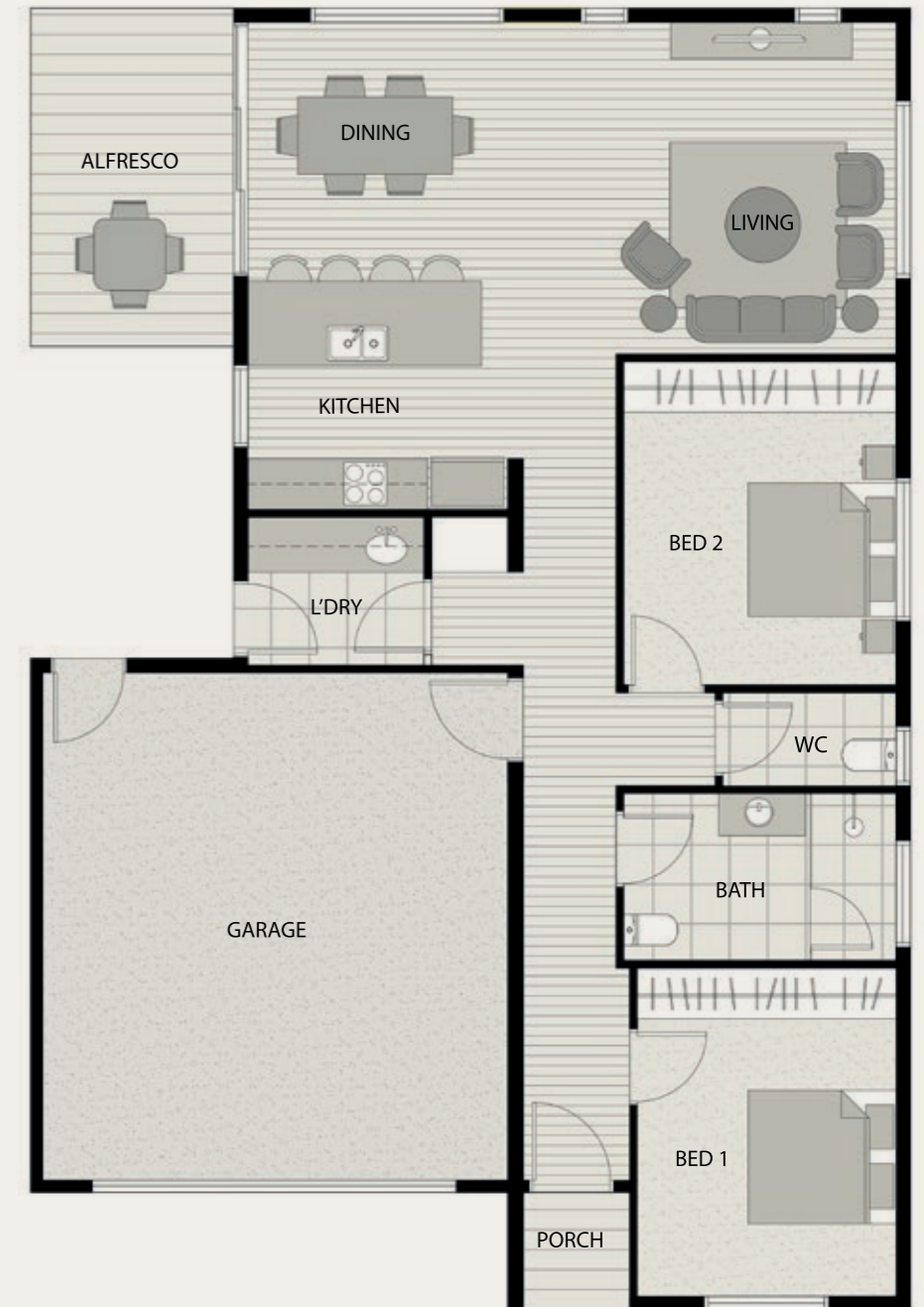


## Floorplan

Total Area	132m <sup>2</sup>
Internal Living Area	89m <sup>2</sup>
External Living Area	10m <sup>2</sup>
Garage	33m <sup>2</sup>

### Dimensions (m)

Living	3.9 x 4.2
Kitchen/Dining	5.1 x 3.2
Bed 1	3.2 x 3
Bed 2	3.2 x 3.2
Bathroom	1.5 x 3.1
Alfresco	2.4 x 4
Garage	6 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

Scan for more  
community info



# Your home inclusions

## External

Architecturally designed homes

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Colorbond roof, gutters, and downpipes

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Insulated roof with ventilator and roof blanket

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Prefabricated timber frame and trusses

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Castellated composite wood panelling and GreenClad insulated facade system

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Concrete paving slab to carport with exposed aggregate front path

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Remote control sectional garage door with two handsets

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Personal letterbox located within letterbox enclosure at The Lodge

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Fold down clothesline

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120 litre general waste bin and 240 litre recycling bin

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Landscaping to front and rear gardens and automated irrigation system to front

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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

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Powder coated aluminium windows

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Draught seals to all windows and sliding doors

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Fly screens to all opening sashes

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Security door to front door

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Hume Solid entry door

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Hume Smooth flush panel internal doors

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Hybrid laminate floorboards

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Australian made wool carpet

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Floor tiles to wet areas

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Reverse cycle heating/cooling system, ducted throughout

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Built in wardrobes to bedrooms

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Roller blinds throughout (except bathroom and laundry), both sheer and block out

## Kitchen

Miele appliances including fan forced wall oven, induction cooktop, rangehood, semi-integrated dishwasher

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Gooseneck chrome sink mixer

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Double bowl stainless steel sink

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20mm engineered stone benchtops

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Soft close drawers

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Pot drawers (as per specific plans)

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Stone splashback

## Bathroom & Laundry

White vitreous china ambulant toilet suite and vanities

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Wall spout mixer to vanity

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Mirrored vanity

Chrome finished tapware and hardware

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Semi-frameless shower screen

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Glass shelf to shower recess

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20mm engineered stone benchtops to bathrooms

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Laminate benchtops with pencil edge to laundry

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Square edge thermo laminate cupboards

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215 litre external electric heat pump hot water service

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Laundry trough and mixer

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Rectified wall tiles

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Privacy locks to bathroom doors

## Electrical & Climate

LED downlights throughout

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External wall light to rear private open space

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Generous number of power points

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TV and data points

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Smoke detectors

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Exhaust fan and light to bathroom and WC

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NBN compliance

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USB + C PowerPoints

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Solar system with inverter

## General

Optic fibre connection with choice of providers

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Part of an embedded electrical network

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Gated entry to community

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Homes are design to be rated to Silver Livability standard (lot dependent)

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Min 6 Star energy rating

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90-day defect maintenance period, 1 year nonstructural, 6 years structural home warranty

## Optional Upgrades

Kitchen appliance upgrade - integrated Miele Microwave and trims

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Upgrade to tapware (kitchen & laundry)

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Upgrade to stone benchtop in laundry

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Open Pergola structure to outdoor area

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Entry security door screen

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Ceiling fans in bedrooms

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\*Optional upgrades are subject to availability

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