

Ironbark



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	153m ²
Internal Living Area	110m ²
External Living Area	10m ²
Garage	33m ²

Dimensions (m)	
Living	4.7 x 4.4
Kitchen/Dining	4.7 x 3.1
Bed 1	3 x 3
Bed 2	3.2 x 3.1
Bed 3	3.2 x 4.1
Bathroom	1.9 x 3.1
Ensuite	2.9 x 1.9
Alfresco	4.8 x 2.2
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

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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 and GreenClad insulated facade system
Concrete paving slab to carport with exposed aggregate front path
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 240 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
Security door to front door
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
Built in wardrobes to bedrooms
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
Gooseneck chrome sink mixer
Double bowl stainless steel sink
20mm engineered stone benchtops
Soft close drawers
Pot drawers (as per specific plans)
Stone splashback

Bathroom & Laundry

White vitreous china ambulant toilet suite and vanities
Wall spout mixer to vanity
Mirrored vanity

Chrome finished tapware and hardware
Semi-frameless shower screen
Glass shelf to shower recess
20mm engineered stone benchtops to bathrooms
Laminate benchtops with pencil edge to laundry
Square edge thermo laminate cupboards
215 litre external electric heat pump hot water service
Laundry trough and mixer
Rectified wall tiles
Privacy locks to bathroom doors

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 compliance
USB + C PowerPoints
Solar system with inverter

General

Optic fibre connection with choice of providers
Part of an embedded electrical network
Gated entry to community
Homes are design 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 tapware (kitchen & laundry)

Upgrade to stone benchtop in laundry

Open Pergola structure to outdoor area

Entry security door screen

Ceiling fans in bedrooms

*Optional upgrades are subject to availability

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