

The Piccola



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The Piccola maximises space without compromising comfort.

A central open-plan kitchen, dining and living area flows to a covered alfresco, creating an inviting space to relax or entertain. Two bedrooms with built-in robes are privately positioned, including a master with ensuite. Complete with a separate bathroom, adjoining laundry and internal garage access for everyday ease.

Features you'll love:

- A bright, open kitchen with island bench that's made for gathering around
- An inviting deck, perfect for sunset drinks and summer BBQs
- Adjoining laundry with direct internal garage access, offering added convenience and seamless day-to-day living

**Lincoln
Lifestyle**
Griffith Hill

For more information:

0412 915 437 michaelmusitano@lincolnplace.com.au

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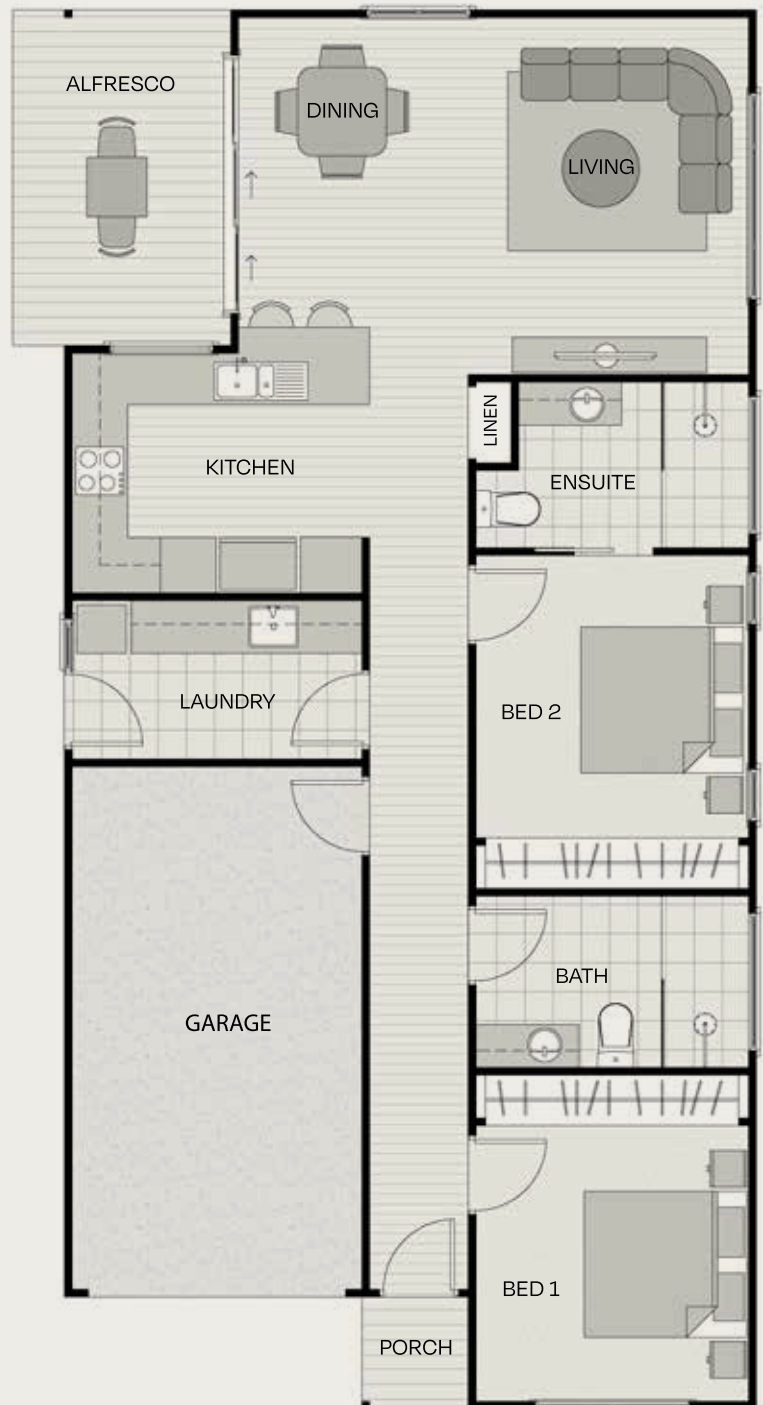


Floorplan

Total Area	130m²
Internal Living Area	96m ²
External Living Area	11m ²
Garage	21m ²

Dimensions (m)

Living	3.3 x 4.2
Kitchen	2.8 x 3.5
Dining	3.8 x 2.9
Bed 1	3.8 x 3.2
Bed 2	3.7 x 3.2
Bathroom	2.0 x 3.2
Ensuite	1.9 x 3.1
Laundry	1.9 x 3.4
Alfresco	3.9 x 2.5
Porch	1.3 x 1.2
Garage	6.1 x 3.4



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 – Classic warmth with modern ease

Contemporary – Clean lines and fresh style

Country – Natural tones, modern comfort

Coastal – Relaxed, breezy sophistication

Scan to view colour selections



Your home inclusions

And upgrades designed for you

External

Architecturally designed homes

Coastal style cladding

Colourbond roof

Fully enclosed lock-up garage

Covered alfresco outdoor areas

Slab on ground with termite controls

Insulated roof and walls

Powder coated aluminium frame windows

Flyscreens to all windows and external doors

Garden taps to front and rear yards

Solar panels

Internal

2.7m high ceilings

Vinyl plank flooring to kitchen, hallway and living areas

Tile flooring to bathroom and laundry

Carpet to bedrooms

Built-in wardrobes to bedrooms

Timber architraves and skirting board

Plantation shutters to front bedroom

Kitchen

Double stainless steel undermounted sink

Stainless steel 60cm oven and four zone cooktop

Slide out rangehood

60cm built-in dishwasher

Soft close drawers and cupboards

Microwave space with powerpoint

Bathroom & Laundry

Frameless glass shower screens

Chrome finished tapware and hardware

Laundry tub and mixer

Separate vanity with Caesarstone top

Frameless mirror over vanities

Floor tiling to bathroom and laundry

Wall tiles in shower to top of screen

Electrical & Climate

LED downlights throughout

USB powerpoints to kitchen and main bedroom

Phone connection to living area

Smoke detectors

Ceiling fans to bedrooms

Fully ducted reverse cycle air conditioning

160L electric hot water unit

Optional Upgrades

Pendant lights to kitchen

Timber flooring upgrade

Epoxy coating in garage

20mm Caesarstone benchtop with island bench

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