# Pandanus




2 2 1 2

Life flows effortlessly in The Pandanus. This beautifully crafted home has everything you need down to the finest detail. And with a sundrenched deck drawing you outdoors, there's nowhere you'd rather be.

## Features you'll love:

- An inviting, open-plan living and dining area designed for easy, low-maintenance living
- Two generous bedrooms, each with its own bathroom, offering comfort and privacy for both everyday living and visiting guests
- A flexible study and double garage, providing plenty of storage and space for hobbies, travel gear or working from home

Lincoln Lifestyle
Yeppoon

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# Pandanus



Artist's impression. Indicative only.



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# Floorplan

| | |
|---|---|
| **Total Area** | **160m²** |
| Internal Living Area | 102m² |
| External Living Area | 20m² |
| Garage | 38m² |

## Dimensions (m)

| | |
|---|---|
| Living | 3.6 x 3.3 |
| Dining | 3.6 x 3.3 |
| Kitchen | 3.3 x 2.8 |
| Bed 1 | 3.1 x 3.3 |
| Bed 2 | 3.1 x 3.0 |
| Bathroom | 3.3 x 1.9 |
| Ensuite | 3.1 x 1.6 |
| Study | 3.1 x 2.0 |
| Laundry | 2.7 x 2.1 |
| Alfresco | 4.1 x 3.6 |
| Entry Porch | 1.3 x 1.0 |
| Drying Court | 2.2 x 1.8 |
| Garage | 5.5 x 6.6 |




**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 internal colourways.

**Internal**

**Classic** – Elegant and welcoming

**Coastal** – Relaxed breezy style

**Contemporary** – Fresh, stylish living

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# Your home inclusions

## And upgrades designed for you

### External

- Low maintenance exterior cladding & Colorbond roofing
- Garage with electric door
- Tiled alfresco and porch areas
- Clothesline
- Solid core entry door and security screen (to front)
- Flyscreens to all windows and glass sliding doors
- Locks to all windows and doors
- Connection to services including water and sewer
- External double GPO to alfresco
- Low maintenance gardens with external tap
- Good neighbour timber fencing as required

### Internal

- Carpet to bedrooms
- Vinyl plank flooring to living, kitchen and hallway
- 600mm tiling to bathroom, ensuite (where applicable) and laundry
- Built in wardrobes to all bedrooms
- Walk in Robes in select homes as per plan
- Built in desk in study nook in select homes as per plan
- 2.7m high ceilings throughout

### Kitchen

- Stainless steel sink with drainer and mixer tap
- Fridge water point
- Ceramic tiled splashback
- 20mm silica free reconstituted stone benchtops
- Undermount 600mm rangehood with fan and light
- 600mm electric oven and four zone induction cooktop
- 600mm integrated dishwasher
- Soft close cupboards and drawers

### Bathroom & Laundry

- Tiles to bathroom, laundry and separate toilet (where applicable)
- Semi-frameless shower screen
- Mirrored shaving cabinet
- 20mm silica free vanity bench with under bench storage drawers

### Electrical

- External lights to front and rear areas
- TV point to lounge room and Bed 1
- Data connection to Bed 1, lounge and study (where applicable)
- LED downlights throughout
- Double powerpoints throughout
- Powerpoints with USB (A & C) in Bed 1, Bed 2 and study (where applicable)
- 1 x double powerpoint to external living area
- Heat/light/fan to bathroom
- Ceiling fans to bedrooms, living areas and alfresco
- Split system air-conditioning unit to bedrooms and living areas
- Electric hot water system
- 3.0kW solar system with 2.5kW invertor

### General

- Optic fibre connection with choice of providers
- Part of an embedded electrical network
- Gated entry to community
- Inclusion in Community Security and Access System
- Silver Livability
- 7 Star Energy Rating
- QBCC Home Warranty

### Optional Upgrades

- Kitchen Appliance Upgrade to flexi induction cooktop and high volume extraction fan
- Include diamond grill security to side and rear doors and windows
- Include security mesh to side and rear doors and windows
- Upgrade timber look vinyl planks to engineered flooring
- Switch carpet furnishing in bedrooms to hard flooring (consistent with living area)
- Tapware upgrade option
- Laundry appointment upgrade option

*Optional upgrades are subject to availability

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