

The Heathwood



Artist's impression depicts Classic external colourway.

🛏 2 🚿 2 🚗 2

Designed for corner lot living, the Heathwood combines spacious open-plan living with a private side alfresco, creating the perfect space to relax or entertain outdoors.

Features you'll love:

- Two spacious bedrooms, each with its own walk-in robe
- Dedicated study nook perfect for hobbies or working from home
- Seamless indoor-outdoor flow to a covered alfresco

**Lincoln
Lifestyle**
Moama

For more information:

0485 865 662 emmaboyd@lincolnplace.com.au

The Heathwood



Floorplan

Total Area	151m²
Internal Living Area	103m ²
External Living Area	14m ²
Garage	34m ²

Dimensions (m)

Living	4.5 x 4.4
Kitchen	2.7 x 4.5
Dining	3.1 x 3.8
Bed 1	3.3 x 3.6
Bed 2	3.1 x 3.0
Bathroom	1.6 x 3.0
Ensuite	2.6 x 3.0
Laundry	1.65 x 3.8
Alfresco	3.9 x 2.5
Garage	5.5 x 6.0



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.

Spring - Fresh neutrals with soft timber warmth
Summer - Warm oak tones with sunlit ease

Autumn - Grounded greys with natural balance
Winter - Deep greys with crisp white contrast

Scan to learn more



Your home inclusions

And upgrades designed for you

General

Min 6 Star energy rating

Double glazed aluminium windows and sliding doors.
Flyscreens to all.

5.0 ceiling insulation, R2.5 wall insulation batts and
75mm foam under-floor insulation

2.7m ceilings throughout with square set

Designed to NCC Silver Livability standard (lot
dependent)

90-day maintenance period + 10-year structural
warranty

Color bond roof, gutters, downpipes, fascia and fencing

Engineered pre-fab timber walls and trusses

Axon vertical cladding and painted render finish

Security front door

Electrical & Climate

3kw PV solar system

High speed internet ready with fibre to home

High wall split-system heating and cooling

Ceiling fans to bedrooms and living

Heat Pump hot water service

LED downlights throughout

External

Concrete driveway, front path and clothesline access

Exposed aggregate alfresco

Remote control sectional garage door with two handsets

Personal letterbox (within letterbox enclosure) at
The Clubhouse

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

Fold down clothesline

Internal

Hybrid laminated floorboards. Solution dyed nylon carpet
to bedrooms. Floor tiles to wet areas

Blockout roller blinds throughout
(except bathroom and laundry)

3-coat paint system throughout

Chrome fixtures and fittings

Built-in wardrobes to all bedrooms

Kitchen

European appliances including wall oven, induction
cooktop, rangehood and dishwasher

Laminate joinery

Pull out pantry

Soft close cupboards and drawers

Gooseneck chrome sink mixer, 1 ½ bowl stainless steel sink

Bathroom & Laundry

Tiled insitu shower bases with 10mm fixed glass
shower screens

Laminate vanity and mirrored shaving cabinet (ensuite or
bathroom design dependent)

Chrome finished tapware and hardware

3-in-1 heater, exhaust fan and light

Ambulant toilet suite

Wall blocking for future handrail installations

Optional Upgrades

Black pack

Kitchen and bathroom upgrades

Rear landscaping

Hybrid floors throughout

Ducted air conditioning

Disclaimer: Any information or content provided in this document is intended as a general information only and does not form an offer, guarantee or contract and does not constitute business, financial or real estate advice. You should make your own enquiries, (including as to the accuracy, currency, reliability or completeness of any information provided) and obtain professional advice where appropriate, before making any such decision. All care has been taken in the preparation of the information and published materials produced by Lincoln Place including, but not limited to, price, property area, floor size and general property description. However, Lincoln Place does not make any representations or give any warranties about its accuracy, reliability, completeness or suitability for any particular purpose. Information, furnishings, images and artistic impressions of exteriors and interiors are intended as a guidance for illustrative purposes only and may contain optional items that are not included as standard. The information, pricing, availability, dimensions, specifications, inclusions, landscaping and materials may be changed without notice. Optional upgrades are subject to availability. Ask your sales team for more information. August 2026.