

The Ironbark



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One of our larger home designs, the Ironbark combines generous open-plan living with a spacious master suite featuring a walk-in robe, private ensuite and direct alfresco access.

Features you'll love:

- Three bedrooms including a generous master with walk-in robe and ensuite
- Spacious open-plan kitchen, dining and living area
- Covered alfresco designed for year-round enjoyment

**Lincoln
Lifestyle**
Moama

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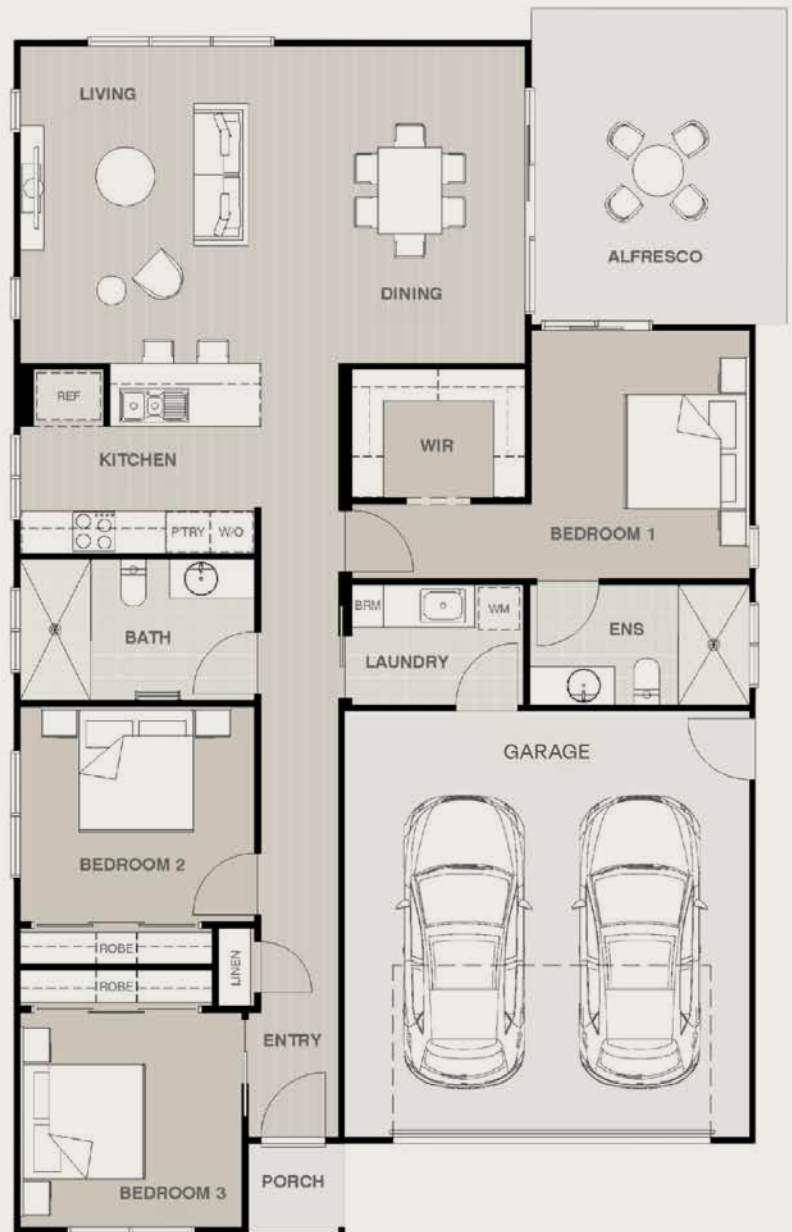


Floorplan

Total Area	174m ²
Internal Living Area	121m ²
External Living Area	17m ²
Garage	36m ²

Dimensions (m)

Living	4.5 x 3.6
Kitchen	3.4 x 2.7
Dining	3.6 x 4.5
Bed 1	3.5 x 3.1
Bed 2	3.3 x 3.1
Bed 3	3.2 x 3.1
Bathroom	2.0 x 3.3
Ensuite	1.7 x 3.1
Laundry	2.5 x 2.0
Alfresco	4.5 x 3.6
Garage	6.0 x 5.7



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

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