The Lawson



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The Lawson offers relaxed easy living designed to feel welcoming and functional. Raked ceilings create a larger, brighter feel, with natural light and airflow adding to the sense of space. The open-plan kitchen, living and dining area flows to a private covered alfresco and rear courtyard -perfect for morning coffee, quiet evenings or casual entertaining.

Features you'll love:

- Front porch, covered rear alfresco and courtyard for relaxed outdoor living
- Extra-wide carport with room for additional storage
- Solar panels for everyday energy savings

Lincoln Lifestyle
Eden Gardens

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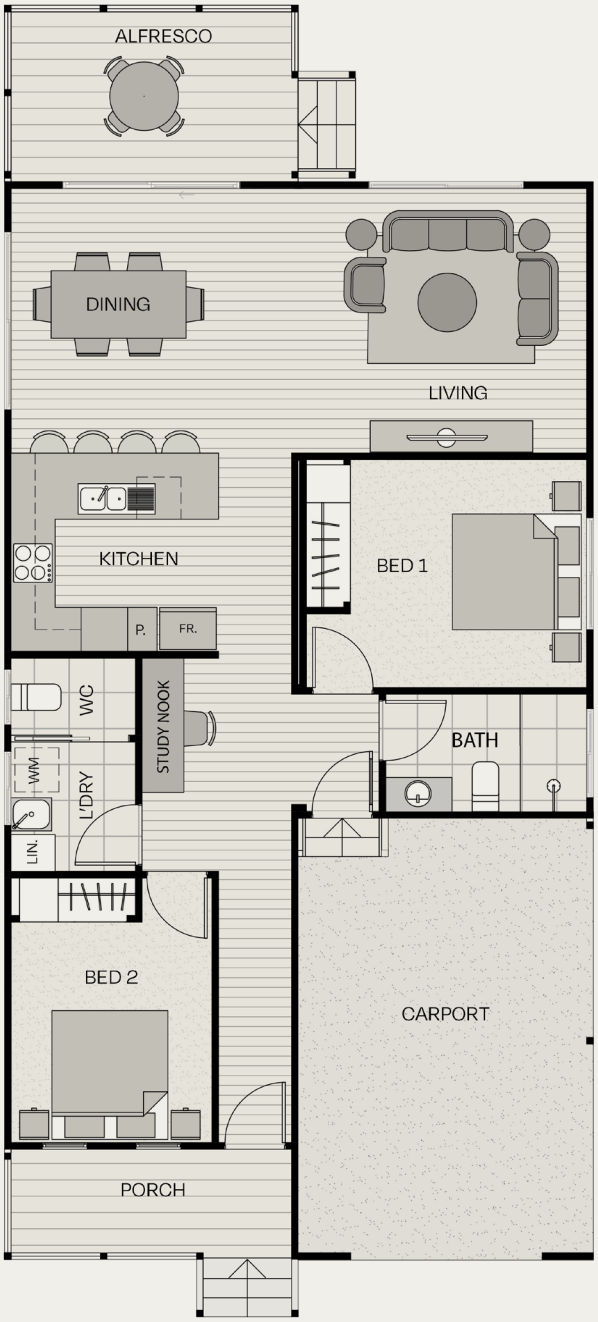


Floorplan

Total Area	**127m²**
Internal Living Area	87m²
External Living Area	15m²
Carport	24m²

Dimensions (m)

Living	3.6 x 3.8
Dining	3.6 x 3.8
Kitchen	2.8 x 3.8
Bed 1	3.1 x 3.8
Bed 2	3.6 x 2.8
Bath	1.7 x 2.8
Laundry	1.8 x 1.7
Alfresco	2.4 x 4.0
Porch	1.5 x 4.0
Carport	6.0 x 4.0



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.

Coastal – Fresh and balanced

Hamptons – Bright and refined

Scan to view the home

Your home inclusions

And upgrades designed for you

External

- Coastal look cladding
- Timber deck
- Custom orb roofing
- Hume tempered hardboard entry door and fly screen
- Flyscreens to all windows and glass sliding doors
- Clothesline
- Carport with electric door
- Connection to services including water, sewer, electrical and storm water, internet and phone

Internal

- Carpet to bedrooms
- Vinyl plank flooring to living, kitchen, hallway and study
- Tiling to bathroom and laundry
- Built in wardrobes to all bedrooms with shelves, hanging rail and sliding doors
- Timber architraves and skirting board
- 2.7m high ceilings throughout, with raked ceilings to living areas
- Single roller blinds throughout, except wet areas
- External wall and ceiling insulation
- R1.9 Subfloor insulations

Kitchen

- 1½ expansive stainless steel sink with chrome mixer
- Ceramic tiled splashback
- Stone look laminate benchtop
- Retractable 600mm stainless steel rangehood with fan and light, ducted externally
- Quality stainless steel 600mm electric oven
- Electric cooktop
- Quality stainless 600mm steel dishwasher
- Soft close cupboards

Bathroom & Laundry

- Tiles to bathroom, laundry and separate toilet (floor to ceiling within shower)
- Semi-frameless shower screen
- Generous mirror above vanity
- Chrome tapware and towel rail
- Bathroom vanity with ceramic sink and under bench storage
- White ceramic toilet with soft close lid
- Stainless steel laundry tub, chrome mixer and plumbing for washing machine

Electrical & Climate

- External lights to front and rear areas
- TV point to lounge room
- Phone connection
- LED downlights throughout
- Double powerpoints throughout (additional USB powerpoints in kitchen, study, carport)
- External powerpoint to balcony and carport
- Smoke detectors
- Heat/light/fan to bathroom and ensuite
- Ceiling fans to main bedroom and living room
- 3.5kw aircon in the living area
- Electric hot water system
- 3kw solar panels on the roof
- Meterbox

Optional Upgrades

- Floor to ceiling tiles in bathroom and ensuite (if applicable)
- Engineered stone benchtop to kitchen
- Kitchen appliance upgrade including oven and induction cooktop
- Additional 2.5kw Haier split system air conditioner
- Duque (with light option) or ceiling fan

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