

Juniper



3 2 2

Downsize without compromise. The Juniper has everything you need – three bedrooms, open-plan living and, naturally, a sunny deck to take advantage of the Queensland lifestyle.

Features you'll love:

- A bright, open kitchen with a welcoming island bench at the heart of the home
- An inviting deck perfect for entertaining, relaxing, or soaking up the sunshine
- Smart storage and a generous garage that make everyday living simple and stylish

**Lincoln
Lifestyle**
Yeppoon

For more information:

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Juniper

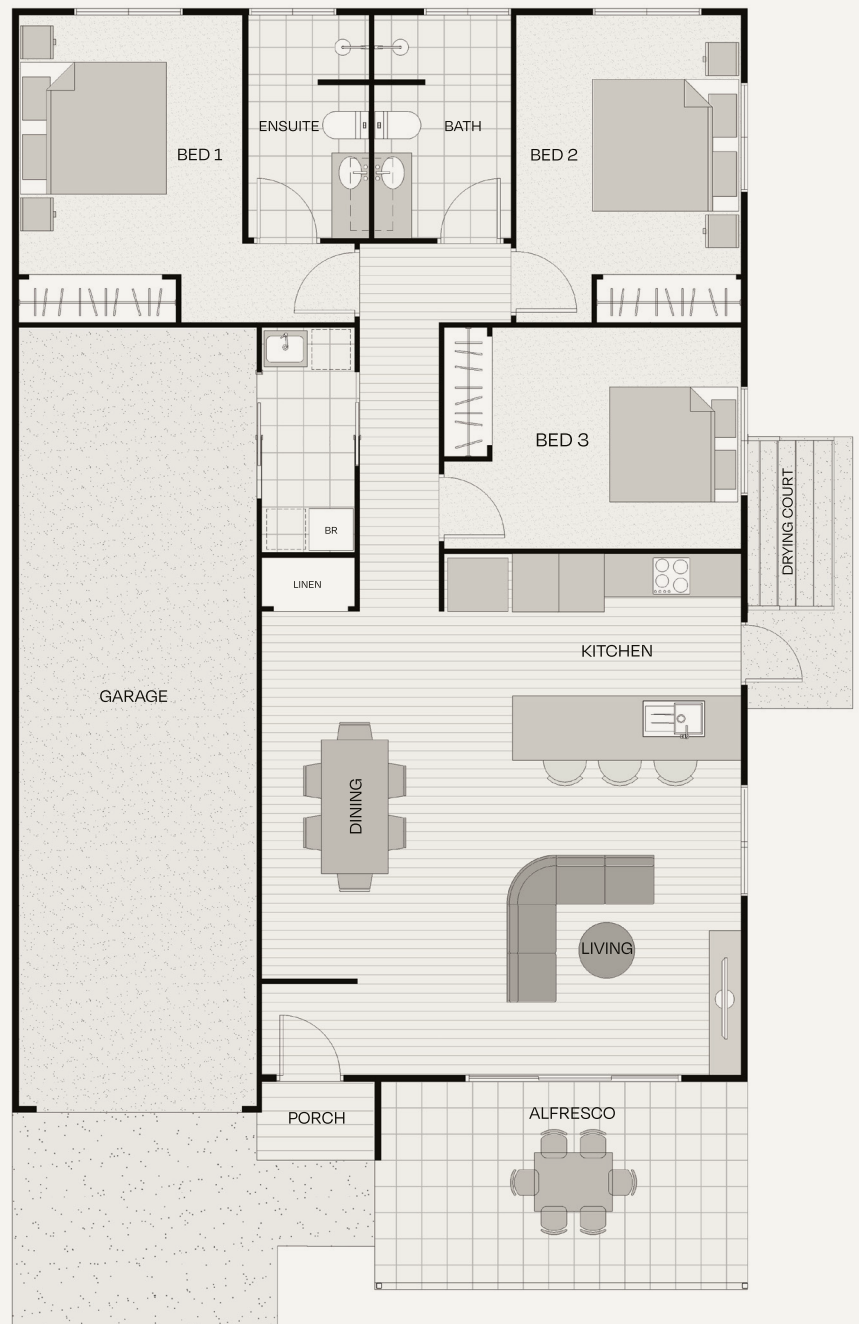


Floorplan

Total Area	175m²
Internal Living Area	115m ²
External Living Area	23m ²
Garage	37m ²

Dimensions (m)

Living	4.1 x 4.2
Dining	5.3 x 2.5
Kitchen	4.1 x 2.8
Bed 1	3.6 x 3.1
Bed 2	3.6 x 3.1
Bed 3	3.4 x 3.0
Bathroom	3.1 x 1.9
Ensuite	3.1 x 1.6
Laundry	2.4 x 1.2
Alfresco	5.1 x 3.0
Drying Court	3.5 x 1.3
Garage	10.8 x 3.3



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 inverter

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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