

# The Linden



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Fall in love with The Linden. Designed with your best life in mind, every detail in this two-bedroom home has been pieced together so you can enjoy more and fuss less.

## Features you'll love:

- A bright, welcoming kitchen with a wall oven that's perfect for whipping up everything from midweek meals to weekend feasts
- Indoor-outdoor flow with a generous alfresco that's made for long lunches and quiet afternoons
- Clever touches like a separate powder room and a laundry with garage access to keep life running smoothly

**Lincoln  
Lifestyle**  
Northern Rivers

For more information:

1300 844 492 [info@lincolnplace.com.au](mailto:info@lincolnplace.com.au)

# The Linden



# Floorplan

<b>Total Area</b>	<b>138m<sup>2</sup></b>
<b>Internal Living Area</b>	<b>104m<sup>2</sup></b>
<b>External Living Area</b>	<b>14m<sup>2</sup></b>
<b>Garage</b>	<b>20m<sup>2</sup></b>

## Dimensions (m)

<b>Living</b>	<b>8.2 x 3.8</b>
<b>Dining</b>	<b>3.8 x 4.5</b>
<b>Kitchen</b>	<b>2.9 x 3.4</b>
<b>Bed 1</b>	<b>3.6 x 3.8</b>
<b>Bed 2</b>	<b>3.7 x 3.8</b>
<b>Bathroom</b>	<b>2.1 x 3.8</b>
<b>Laundry</b>	<b>3.6 x 2.8</b>
<b>Alfresco</b>	<b>4.5 x 3.0</b>
<b>Garage</b>	<b>6.0 x 3.4</b>



Disclaimer: This plan is an artist's impression. Measurements are approximate and are to be used as a guide only.

## Colour Selections

Customise your home with a range of colourways.

### Internal

**Classic** – Elegant and welcoming

**Coastal** – Relaxed breezy style

**Contemporary** – Fresh, stylish living

### External

**Spring** – Fresh and uplifting, full of light

**Summer** – Warm and welcoming with a sunlit glow

**Autumn** – Rich and grounded, with timeless style

Scan to view  
colour selections



# Your home inclusions

And upgrades designed for you

## External

Architecturally designed homes

Coastal style cladding

Colourbond roof

Fully enclosed lock up garage

Covered alfresco outdoor areas

Slab on ground with termite controls

Powder coated aluminium frame windows

Flyscreens to all windows and external doors

## Internal

2.7m high ceilings

Engineered oak timber flooring to living area

Tile flooring to bathroom and laundry

100% wool carpet to bedrooms

Built-in wardrobes to bedrooms

Timber architraves and skirting boards

Insulated roof, ceiling and walls

## Kitchen

20mm Caesarstone benchtop with island bench

Double stainless steel undermounted sink

European stainless steel 71L oven and four zone cooktop

European 600mm built-in dishwasher

Soft close drawers and cupboards

## Bathroom & Laundry

Semi-frameless glass shower screens

Chrome finished tapware and hardware

Laundry tub and mixer

His and hers sinks to select main bathrooms

Separate vanity with Caesarstone top

## Electrical & Climate

LED downlights throughout

USB powerpoints to living

Phone connections to kitchen

Smoke detectors

Ceiling fans to main living area and main bedroom

Split system air conditioning to main living area

## Optional Upgrades

Additional split system air conditioner

Additional ceiling fans

Pendant lights to kitchen

Full height wall tiles to bathroom

Flake finish epoxy floor coat to garage

Single base colour epoxy floor coat to garage

Extra TV point, phone point and data point

Internal and external double GPO's

Additional external tap

\*Optional upgrades are subject to availability

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