

The Ashford



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The Ashford makes everyday living feel effortless and fun, with three bedrooms, including a main with ensuite, and a family bathroom for everyone to enjoy. An open-plan kitchen, dining, and living area gives you room to relax, or host friends in style.

Features you'll love:

- A bright, open kitchen with island bench that's made for gathering around
- An inviting deck, perfect for sunset drinks and summer BBQs
- Extra storage and a roomy garage that make day-to-day life simple and stylish

**Lincoln
Lifestyle**
Mudgee Spring

For more information:

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The Ashford



Floorplan

Total Area	164m²
Internal Living Area	117m ²
External Living Area	9m ²
Garage	38m ²

Dimensions (m)

Living	4.4 x 3.9
Dining	5.5 x 3.7
Kitchen	5.5 x 3.3
Bed 1	3.5 x 3.9
Bed 2	3.4 x 3.3
Bed 3	3.6 x 3.0
Ensuite	1.8 x 3.0
Bathroom	1.8 x 2.7
Laundry	1.6 x 3.3
Alfresco	2.4 x 3.9
Garage	6.0 x 6.4



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.

Internal

Classic – Natural warmth with a modern country feel

Coastal – Bright elegance with timeless appeal

External

Hamptons – Soft and timeless with a gentle modern edge

Highland – Crisp and contemporary with bright contrast

Harvest – Warm and welcoming with a relaxed country feel

Feather – Fresh and tranquil with subtle sophistication

Scan to view
colour selections



Your home inclusions

And upgrades designed for you

External

James Hardie Primeline Newport cladding
Colorbond Custom Orb roof, fascia and gutter
Fully enclosed lock-up garage with remote control door
Tiled alfresco and porch areas
Concrete driveway and perimeter paths
Solid core front entry door with flyscreen
Garden taps and clothesline

Internal

2.7m high ceilings throughout
Vinyl plank flooring to living, kitchen and hallway
Carpet to bedrooms
Tiling to bathroom and laundry
Built-in wardrobes with shelves, hanging rail and mirrored sliding doors
Timber architraves and skirting boards
Single roller blinds throughout, with plantation shutters to front windows

Kitchen

1¾ bowl stainless steel sink with mixer
Ceramic tiled splashback
Soft-close drawers and cupboards with slimline handles
Matte laminate benchtops with square edge melamine doors and kickboards
Haier 600mm ceramic cooktop, built-in oven, retractable rangehood and dishwasher
Microwave space with power outlet

Bathroom & Laundry

Full-height wall tiles in shower, floor tiling throughout
Semi-frameless shower screen
Vanity with Caesarstone-look benchtop and underbench storage
Integrated overhead mirror and cupboard
Chrome tapware, towel rail and mixers
Back-to-wall toilet suite with soft-close lid
Ceiling fan, heat lamps and square floor drain
Stainless steel laundry tub with washing machine plumbing and sink mixer

Electrical & Climate

LED downlights throughout
Pendant lighting to kitchen
Ceiling fans to main bedroom and living area
Split system air-conditioning to living room
USB powerpoints to kitchen and bedrooms
External lights to front and rear
TV point to lounge, phone connections to kitchen, study and garage
External powerpoint to alfresco
Electric Rinnai 160L hot water system
Smoke detectors and metered power box

Optional Upgrades

Ducted air conditioning or additional ceiling fans
PV solar system (3.5kW)
Full-height bathroom tiling
Stone benchtops to kitchen
Bosch appliance upgrade
Epoxy floor coating to garage
Additional external tap or powerpoint
Extra TV, data or phone points

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