

Emerson



Classic colourway. Artist's impression. Indicative only.

2 2 2

The Emerson makes living your best life simple, with airy interiors and a deck that's perfect for sharing with friends. Two bedrooms with walk-in robes, a handy study nook and space for two cars mean you've got everything covered.

Features you'll love:

- Two spacious bedrooms, each with its own walk-in robe – keeping everything organised and easy to find
- A covered alfresco that flows from the living and dining areas, creating the ideal space for relaxed indoor-outdoor entertaining
- A handy study nook and full laundry with external access for everyday ease, plus a roomy garage with space for all the extras

**Lincoln
Lifestyle**
Baranduda

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Emerson

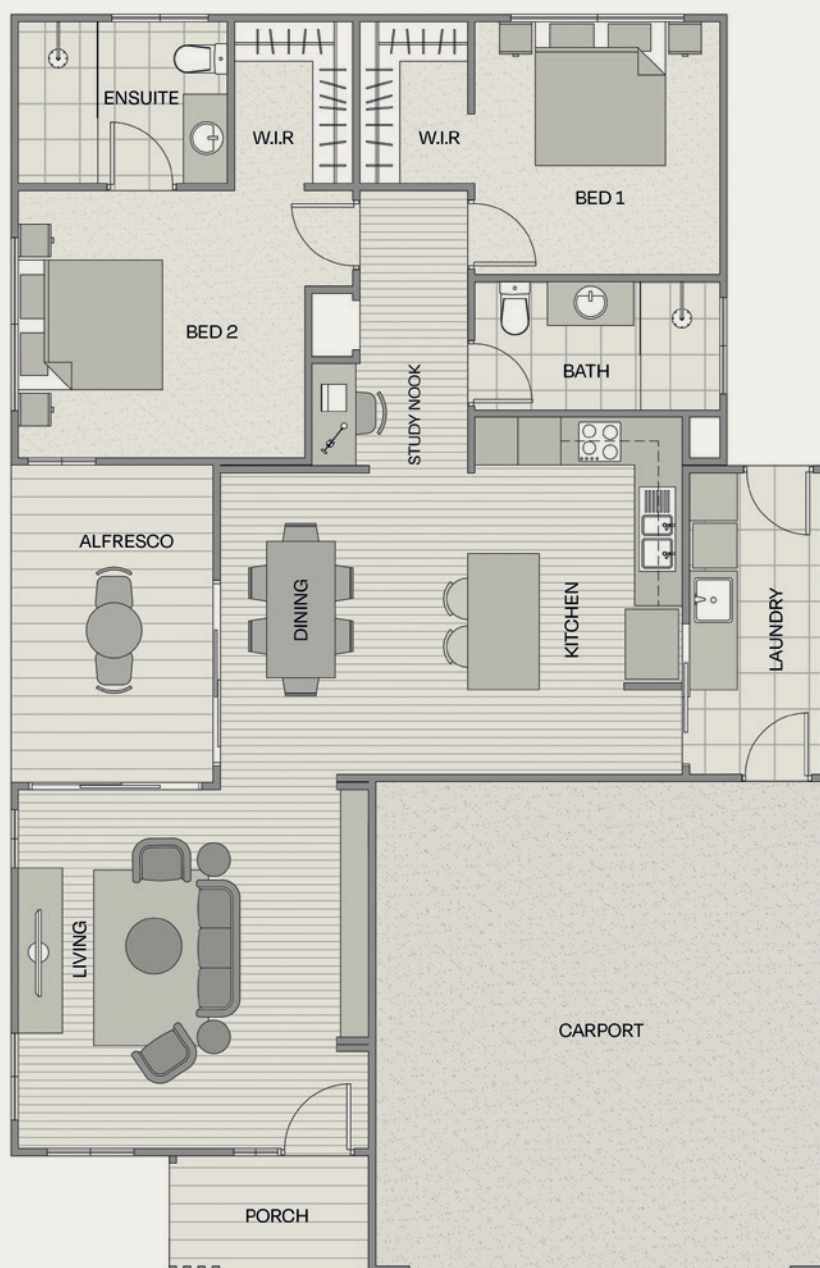


Floorplan

Total Area	150m²
Internal Living Area	103m ²
External Living Area	13m ²
Carport	34m ²

Dimensions (m)

Living	4.5 x 4.4
Dining	3.8 x 3.1
Kitchen	2.6 x 3.8
Bed 1	3.4 x 3.6
Bed 2	3.2 x 3.1
Bathroom	1.6 x 3.1
Ensuite	2.0 x 2.6
Verandah	3.8 x 2.5
Porch	1.3 x 2.4
Carport	6.1 x 5.6



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

- Spring** – Fresh neutrals with soft timber warmth
- Autumn** – Grounded greys with natural balance
- Summer** – Warm oak tones with sunlit ease
- Winter** – Deep greys with crisp white contrast

External

- Urban** – Modern greys with clean architectural lines
- Coastal** – Light and breezy with natural warmth
- Classic** – Balanced contrast of light and dark tones

Scan to view the home



Your home inclusions

And upgrades designed for you

External

Colorbond roof, gutters, downpipes and fascia
Insulated roof with Whirlybird and roof blanket
Engineered pre-fab walls and trusses
James Hardie Axon cladding / Primeline Newport Weatherboards / corrugated metal sheet cladding or 75mm rendered foam cladding
Screen door to front entry
Concrete paving slab to carport with front path
Remote control sectional garage door with two remotes
Personal letterbox located within letterbox enclosure at The Clubhouse
Fold down clothesline
General waste and recycling bin
Landscaping to front and rear gardens and automated irrigation system to front
Colorbond fencing

Internal

R3.5 ceiling insulation batts, R2.5 wall insulation batts and 75mm foam floor insulation
10mm plasterboard, 10mm wet area plasterboard to wet areas, 10mm plasterboard ceiling linings, and square set ceilings
Awning and sliding windows with locks
Draught seals to all windows and sliding doors
Fly screens to all opening sashes
Hume XN1 entry door in solid rebated frame
Hume Redicote hollow core internal doors in MDF frames
Hybrid floorboards
Redbook Skyway solution dyed nylon carpet
Floor tiles to wet areas and laundry
6.3kw split system heating and cooling
Built in wardrobes to bedrooms
Roller block out blinds to bedrooms and living
Ceiling fans to bedrooms and living
Double glazing windows

Kitchen

European appliances including fan forced wall oven, 600mm induction cooktop, stainless steel rangehood and stainless steel 600mm dishwasher
Gooseneck chrome sink mixer
1 ½ bowl stainless steel sink
34mm Laminex benchtops with rolled edge
Soft close drawers
Pot drawers
Tiles to splashback below overhead cupboards

Bathroom & Laundry

White vitreous china ambulant toilet suite and vanity basins
Flat polished edge vanity mirror
Chrome finished tapware, hardware, showerhead on rail and basin mixer to vanity
Symmetry lever handles
Fixed panel shower screen
3-in-1 heater, exhaust fan and light
34mm Laminex benchtops with rolled edge
Square edge thermo laminate cupboards
Rinnai 215 litre heat pump hot water service
Laundry trough and mixer inset in benchtop
Rectified wall tiles

Electrical & Climate

LED downlights throughout
External wall light to rear private open space
Generous number of power points including USB outlets
External power points
TV and data points
Smoke detectors where required
High speed internet ready with fibre to home

Optional Upgrades

Luxe bathroom pack

Floor to ceiling tiles
Stone benchtop
Shaker-style 2-pac cupboard doors - settler profile (optional)

Black accents pack

Modern black fixtures and accessories throughout
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Luxe kitchen pack

Ilve appliance upgrade
Stone benchtops
Shaker-style 2-pac cupboard doors - settler profile (optional)

Landscaping pack

Synthetic grass to rear yard
Gravel path to the side gate
Additional garden planting to rear

Individual upgrades

Hybrid flooring in bedrooms
Fully enclosed carport with rear access door
10kw ducted split system air conditioning

*Optional upgrades are subject to availability

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