

# The Ironbark



3 2 2

The Ironbark brings generous living to life with three bedrooms and inviting social spaces. It's a home that makes everyday moments – from quiet mornings to family gatherings – feel special.

## Features you'll love:

- Three bedrooms including a private main suite with ensuite
- Spacious living, dining and kitchen area designed for entertaining
- Covered alfresco for year-round enjoyment

**Lincoln  
Lifestyle**  
Kangaroo Flat

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# The Ironbark



# Floorplan

Total Area	174m <sup>2</sup>
Internal Living Area	119m <sup>2</sup>
External Living Area	18m <sup>2</sup>
Garage	37m <sup>2</sup>

## Dimensions (m)

Living	4.8 x 3.4
Dining	2.8 x 3.2
Kitchen	2.6 x 3.2
Bed 1	4.1 x 3.8
Bed 2	3.7 x 3.2
Bed 3	3.6 x 3.0
Bathroom	1.9 x 3.2
Laundry	1.7 x 2.0
Alfresco	5.0 x 3.1
Porch	1.5 x 1.3
Garage	6.0 x 5.5



Lincoln Place homes are internally designed to support ageing in place, with wider doorways, generous living spaces and reinforced walls for future handrails - making everyday living easier and safer. Our Victorian homes are also built to a 6-star energy efficiency standard, using smart design, insulation and window glazing to deliver year-round comfort and lower energy costs.

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.

**Classic** - timeless and elegant

**Contemporary** - soft and sophisticated

**Coastal** - fresh and calming

**Modern** - sleek and bold

# Your home inclusions

And upgrades designed for you

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## External

Colourbond roof and fencing

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Decking with balustrade

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Insulated roof, walls and floors

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Powder coated aluminium frame windows

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Flyscreens to all windows

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Grilled barrier screen to front door

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Clothesline

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Garage roller door with remote control

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Concrete path, driveway and landscaping to front of home

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2.5kw solar system and roof exhaust fan

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Garden taps to front and rear yards

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## Internal

2.7m high ceilings

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Carpet to bedrooms

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Hybrid floating flooring

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Tile flooring to bathroom and laundry

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Built-in wardrobes to bedrooms

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Roller blinds throughout

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## Kitchen

Two bowl stainless steel sink

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600mm electric oven and cooktop

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600mm rangehood

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Free standing dishwasher

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Soft close drawers and cupboards

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Pull out pantry

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## Bathroom & Laundry

Semi-frameless or frameless glass shower screens

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Mirrors to bathrooms

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Chrome finished tapware and towel rails

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Stainless steel laundry tub and mixer

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Shower set with overhead or handheld heads

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## Electrical & Climate

LED downlights throughout

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External wall lights

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USB powerpoints and data point as per electrical plan

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Heat lamps, exhaust fan and LED light

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Electric heat pump hot water system

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Hardwired smoke detectors

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Split system reverse cycle air conditioning

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## Optional Upgrades

Appliance upgrade and stone benchtops

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Floor to ceiling tiles and stone vanity

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Double glazed windows

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Modern black fixtures and accessories as per colour selections

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Non grilled security mesh to front door

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Ceiling fans

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