

# The Yates



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The Yates is all about effortless style and comfort. Two bedrooms with built-in robes, a family bathroom, and a separate powder room mean everyone has space to relax.

## Features you'll love:

- Seamless open-plan living that makes entertaining friends a breeze
- A private courtyard that's perfect for morning coffee, BBQs, or soaking up the sun
- Low-maintenance design so you can spend more time enjoying, not fussing

**Lincoln  
Lifestyle**  
Griffith Hill

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# The Yates



Contemporary colour selection



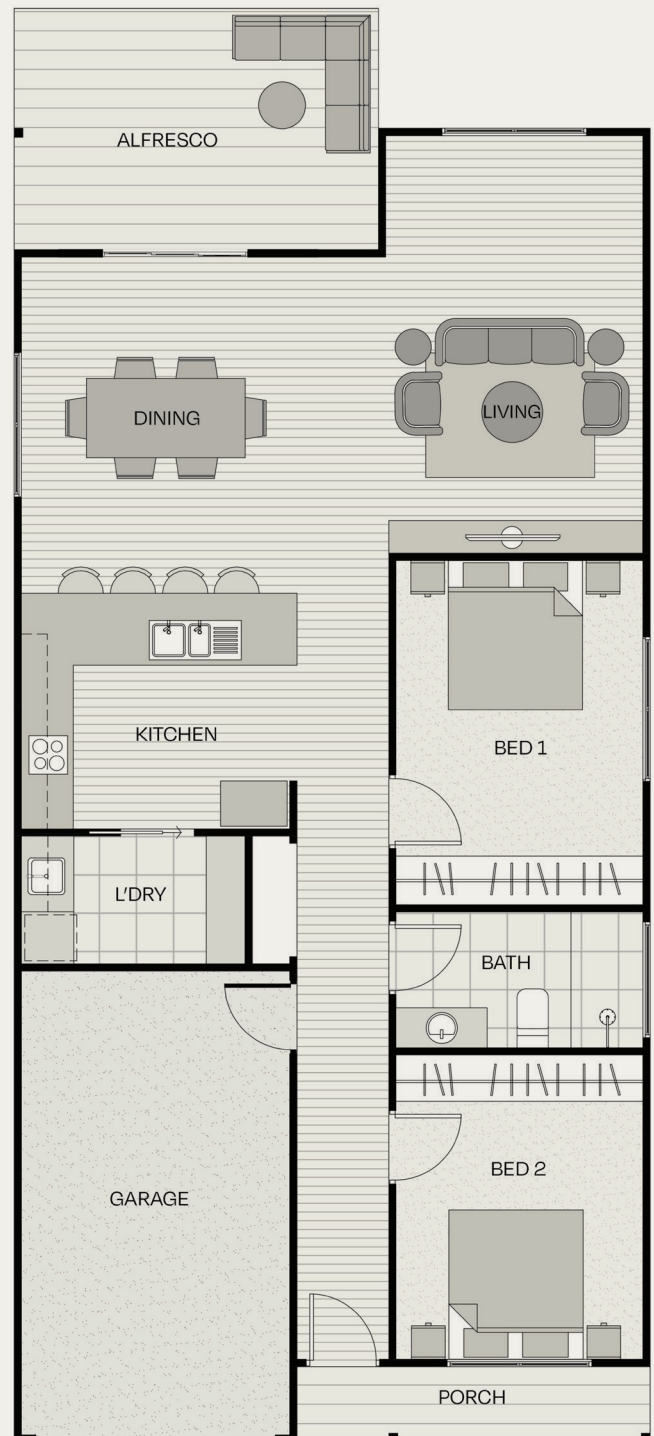
Contemporary colour selection

# Floorplan

Total Area	117m <sup>2</sup>
Internal Living Area	81m <sup>2</sup>
External Living Area	18m <sup>2</sup>
Garage	16m <sup>2</sup>

## Dimensions (m)

Living	4.5 x 2.9
Dining	3.0 x 3.2
Kitchen	2.7 x 3.2
Bed 1	3.4 x 2.8
Bed 2	3.0 x 2.8
Bathroom	1.6 x 2.9
Laundry	1.5 x 2.0
Alfresco	2.8 x 4.2
Porch	0.9 x 4.1
Garage	5.4 x 3.1



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.  
Pair any interior palette with your favourite exterior look.

**Classic** – Classic warmth with modern ease

**Contemporary** – Clean lines and fresh style

**Country** – Natural tones, modern comfort

**Coastal** – Relaxed, breezy sophistication

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

Insulated roof and walls

Powder coated aluminium frame windows

Flyscreens to all windows and external doors

Garden taps to front and rear yards

## Internal

2.7m high ceilings

Vinyl plank flooring to kitchen, hallway and living areas

Tile flooring to bathroom and laundry

Carpet to bedrooms

Built-in wardrobes to bedrooms

Timber architraves and skirting board

Plantation shutters to front bedroom

## Kitchen

Double stainless steel undermounted sink

Stainless steel 60cm oven and four zone cooktop

Slide out rangehood

60cm built-in dishwasher

Soft close drawers and cupboards

Microwave space with powerpoint

## Bathroom & Laundry

Frameless glass shower screens

Chrome finished tapware and hardware

Laundry tub and mixer

Separate vanity with Caesarstone top

Frameless mirror over vanities

Floor tiling to bathroom and laundry

Wall tiles in shower to top of screen

## Electrical & Climate

LED downlights throughout

USB powerpoints to kitchen and main bedroom

Phone connection to living area

Smoke detectors

Ceiling fans to bedrooms

Fully ducted reverse cycle air conditioning

160L electric hot water unit

## Optional Upgrades

Pendant lights to kitchen

Timber flooring upgrade

Solar panels

Epoxy coating in garage

20mm Caesarstone benchtop with island bench

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