

# The Ironbark



Artist's impression depicts Natural external colourway.

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

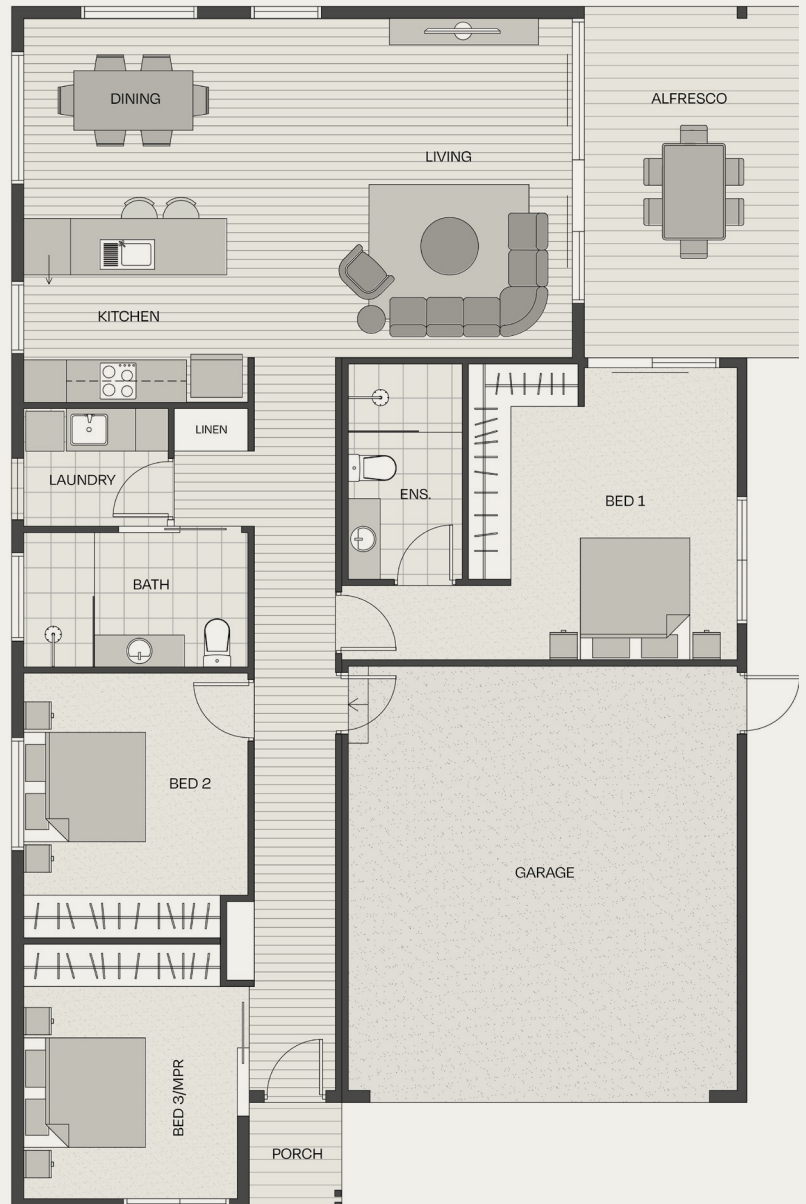


# Floorplan

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

## External

Colourbond roof and fencing

Decking with balustrade

Insulated roof, walls and floors

Powder coated aluminium frame windows

Flyscreens to all openable windows and standard grill screens to sliding doors

Grilled barrier screen to front door

Clothesline

Garage roller door with remote control

Concrete path, driveway and landscaping to front of home

2.5kw solar system and roof exhaust fan

Garden taps to front and rear yards

## Internal

2.7m high ceilings

Carpet to bedrooms

Hybrid floating flooring

Tile flooring to bathroom and laundry

Built-in wardrobes to bedrooms

Roller blinds throughout

## Kitchen

Two bowl stainless steel sink

600mm electric oven and cooktop

600mm rangehood

Free standing dishwasher

Soft close drawers and cupboards

Pull out pantry

## Bathroom & Laundry

Semi-frameless or frameless glass shower screens

Mirrors to bathrooms

Chrome finished tapware and towel rails

Stainless steel laundry tub and mixer

Shower set with overhead or handheld heads

## Electrical & Climate

LED downlights throughout

External wall lights

USB powerpoints and data point as per electrical plan

Heat lamps, exhaust fan and LED light

Electric heat pump hot water system

Hardwired smoke detectors

Split system reverse cycle air conditioning

## Optional Upgrades

Appliance upgrade to SMEG

Stone benchtops

Floor to ceiling tiles to bathroom

Black fittings and fixtures

Non grilled security mesh to front door

Ceiling fans to living and bedroom

Floorboards throughout home

Ducted heating and cooling

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