

The Mountaingum



Artists impression depicted

2 1 1

Welcome to The Mountaingum, a contemporary home designed for comfortable, low-maintenance living. With two generous bedrooms and space for one car, its considered layout makes everyday life simple and easy.

Features you'll love:

- Bright open-plan kitchen, dining and living area with a seamless flow
- Two comfortable bedrooms, including a main bedroom with built-in robe
- Modern central bathroom with a clean, contemporary finish



BLUE GUM LIFESTYLE ESTATE
by LINCOLN PLACE

For more information: 0455 245 438 nickibishop@lincolnplace.com.au

The Mountaingum

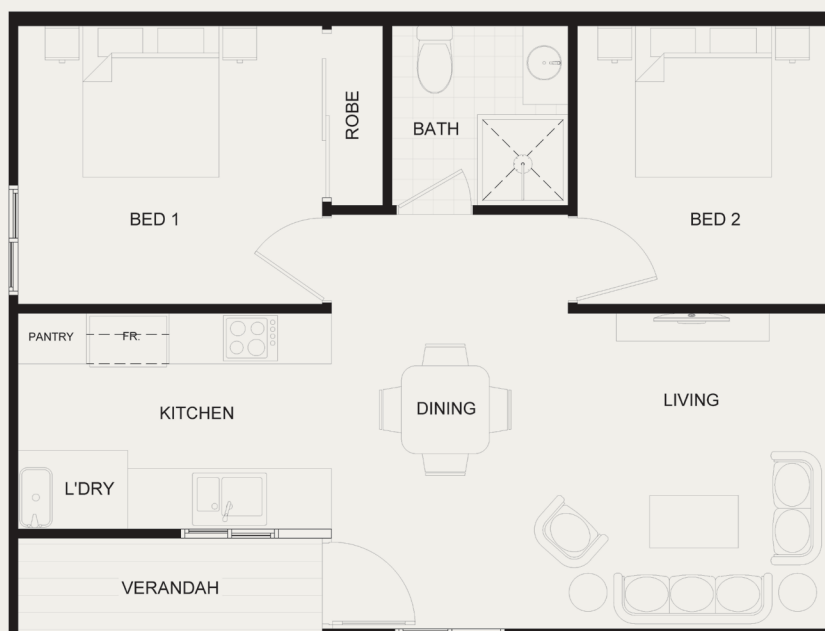


Floorplan

Total Area	71m ²
Internal Living Area	48m ²
External Living Area	4m ²
Carport	19m ²

Dimensions (m)

Living	2.5 x 3.1
Dining	2.3 x 3.1
Kitchen	3.0 x 2.1
Bed 1	3.0 x 2.8
Bed 2	2.5 x 2.8
Bathroom	1.8 x 1.8
Verandah	3.0 x 1.0
Caport	6.0 x 3.0



Disclaimer: This plan is an artist's impression. Measurements area approximate and are to be used as a guide only.

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Your home inclusions

And upgrades designed for you

External

James Hardie Axon cladding

Modwood deck

Flyscreens to all windows and glass sliding doors

Clothesline

Carport structure

Connection to services including electrical, sewer, stormwater and water

External tap

Internal

Carpet to bedrooms, vinyl plank flooring to living and kitchen, tiling to wet areas

Built in wardrobe to master bedroom with shelf, hanging rail and sliding doors

Sheer block out blinds to living and dining, and block out blinds to bedrooms

MDF architraves and skirting board

2.4m high ceilings throughout

Kitchen

Stainless steel sink with mixer tap

Ceramic tiled splashback

Laminate benchtop

Artusi 600mm under mount rangehood

Artusi 60cm induction cooktop

Artusi 60cm electric oven

Soft close cupboards

Bathroom & Laundry

Tiles to bathroom and laundry (1800mm high within shower)

Semi-frameless shower screens and frameless mirrors to bathrooms

Chrome finish towel rails to bathrooms, toilet roll holder and soap dish

White ceramic toilet

Castano fixtures

Stainless steel laundry tub and plumbing for washing machine

Electrical & Climate

External lights to front verandah

TV point supplied and installed to living room

Data point

LED downlights throughout

Double powerpoints throughout

Hard wired smoke detectors

External powerpoint

2.5kW Rinnai split system heating and cooling

Optional Upgrades

Floor to ceiling tiles to bathroom and ensuite (if applicable)

Reconstituted stone benchtop to kitchen benchtop and island (if applicable)

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