The Fraser



2 2 1 1

The Fraser pairs practical design with relaxed, modern living. A generous kitchen and dining area flow into the comfortable lounge and out to a private deck, creating an easy space for entertaining or unwinding. Thoughtfully designed throughout, it offers all the comforts needed for low-maintenance living.

Features you'll love:

- Spacious kitchen with island bench opening to the dining and living areas
- Two bedrooms with built-in robes, including a main suite with private ensuite
- Private study, separate powder room and a deck for effortless outdoor living

Lincoln Lifestyle
Eden Gardens

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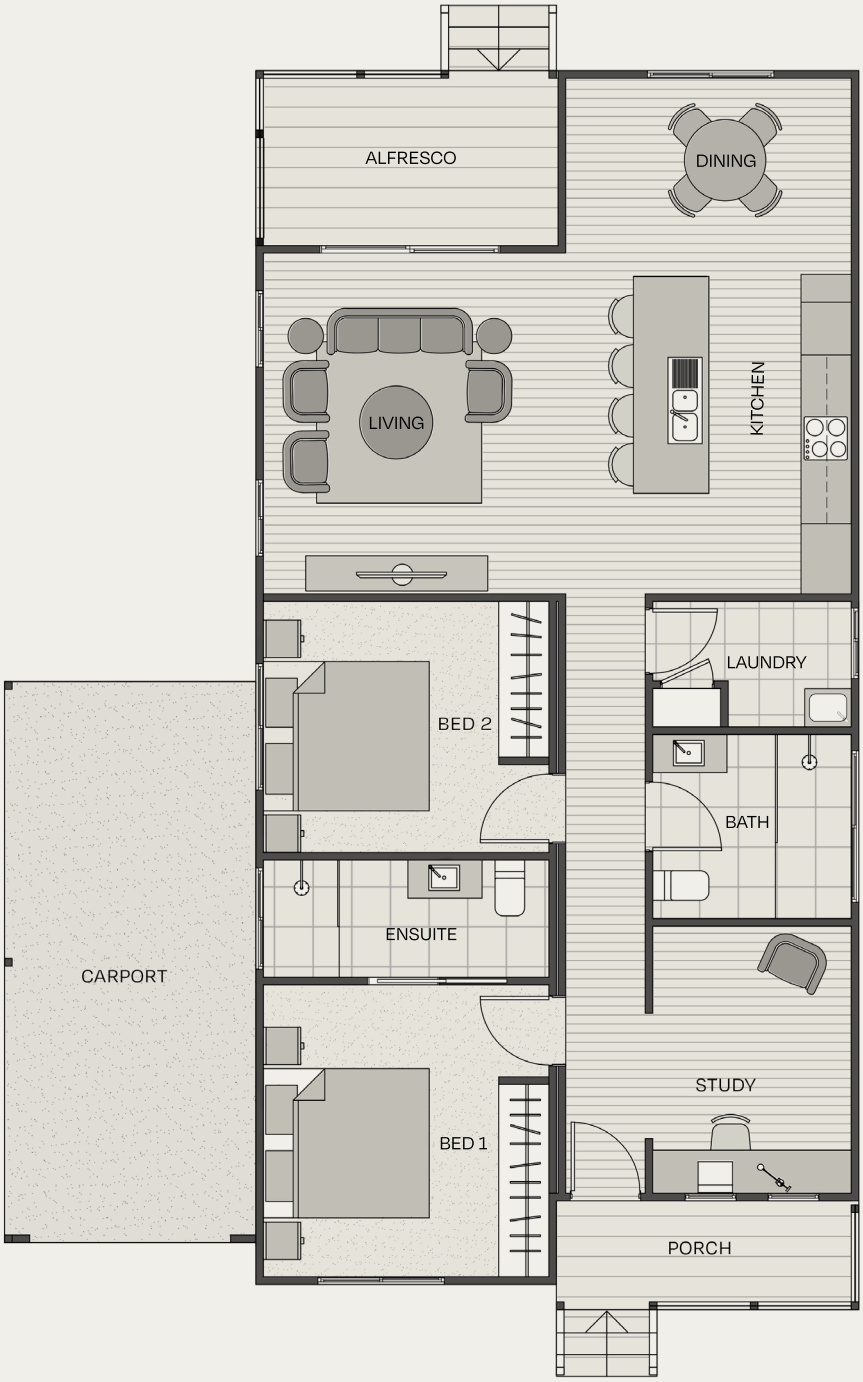


Floorplan

Total Area	**125m²**
Internal Living Area	93m²
External Living Area	12m²
Carport	20m²

Dimensions (m)

Living	4.1 x 3.4
Dining	2.1 x 3.4
Kitchen	4.1 x 3.4
Bed 1	3.5 x 3.4
Bed 2	3.0 x 3.4
Study	3.2 x 2.4
Bath	2.2 x 2.4
Ensuite	1.4 x 3.4
Laundry	1.5 x 2.4
Alfresco	2.1 x 3.4
Porch	1.3 x 3.6
Carport	6.7 x 3.0



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.

Coastal – Fresh and balanced

Hamptons – Bright and refined

Scan to view the home

Your home inclusions

And upgrades designed for you

External

- Coastal look cladding
- Timber deck
- Custom orb roofing
- Hume tempered hardboard entry door and fly screen
- Flyscreens to all windows and glass sliding doors
- Clothesline
- Carport with electric door
- Connection to services including water, sewer, electrical and storm water, internet and phone

Internal

- Carpet to bedrooms
- Vinyl plank flooring to living, kitchen, hallway and study
- Tiling to bathroom and laundry
- Built in wardrobes to all bedrooms with shelves, hanging rail and sliding doors
- Timber architraves and skirting board
- 2.7m high ceilings throughout, with raked ceilings to living areas
- Single roller blinds throughout, except wet areas
- External wall and ceiling insulation
- R1.9 Subfloor insulations

Kitchen

- 1½ expansive stainless steel sink with chrome mixer
- Ceramic tiled splashback
- Stone look laminate benchtop
- Retractable 600mm stainless steel rangehood with fan and light, ducted externally
- Quality stainless steel 600mm electric oven
- Electric cooktop
- Quality stainless 600mm steel dishwasher
- Soft close cupboards

Bathroom & Laundry

- Tiles to bathroom, laundry and separate toilet (floor to ceiling within shower)
- Semi-frameless shower screen
- Generous mirror above vanity
- Chrome tapware and towel rail
- Bathroom vanity with ceramic sink and under bench storage
- White ceramic toilet with soft close lid
- Stainless steel laundry tub, chrome mixer and plumbing for washing machine

Electrical & Climate

- External lights to front and rear areas
- TV point to lounge room
- Phone connection
- LED downlights throughout
- Double powerpoints throughout (additional USB powerpoints in kitchen, study, carport)
- External powerpoint to balcony and carport
- Smoke detectors
- Heat/light/fan to bathroom and ensuite
- Ceiling fans to main bedroom and living room
- 3.5kw aircon in the living area
- Electric hot water system
- 3kw solar panels on the roof
- Meterbox

Optional Upgrades

- Floor to ceiling tiles in bathroom and ensuite (if applicable)
- Engineered stone benchtop to kitchen
- Kitchen appliance upgrade including oven and induction cooktop
- Additional 2.5kw Haier split system air conditioner
- Duque (with light option) or ceiling fan

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