

# The Rubicon 250

## ELEGANT AND CONTEMPORARY OPEN PLAN LIVING

The Rubicon 250 is the perfect example of open plan contemporary style, with stunning views to the yard from multiple rooms. Key features of the floorplan include the open plan living and dining area with gourmet kitchen, plus a conveniently located study nook. The master bedroom is located at the front of the house, creating a peaceful retreat with stunning ensuite, spacious vanity and oversized shower.

† Sizes may vary slightly per facade. ‡ Minimum lot sizes may vary due to estate guidelines and council requirements. Images, photographs and illustrations of our homes: a. may include certain items not included in the house price; such as landscaping, gardens, and fencing; b. are for illustrative use, not to scale and may depict dimensions, features or finishes which differ slightly to the facade as constructed. Note: All designs, plans and images are the property of Lane Housing Co Pty Ltd and must not be used, reproduced, copied or varied, wholly or in part without the written permission from an authorised representative of Lane Housing Co. Copyright Lane Housing Co Pty Ltd [ABN: 94 622 172 954 / CDB-U 52522]. We invite you to contact us at [homes@lanehousingco.com.au](mailto:homes@lanehousingco.com.au) or (03) 5406 9090, we would love to personally meet you and discuss our range of lifestyle designs, our pricing and our extensive list of quality inclusions.

## HOME DETAILS

	3	2	2	2
Living	189.8 m <sup>2</sup>	20.4 sq		
Garage	43.5 m <sup>2</sup>	4.7 sq		
Alfresco	14.8 m <sup>2</sup>	1.6 sq		
Porch	3.3 m <sup>2</sup>	0.4 sq		
Total Area†	251.3 m <sup>2</sup>	27.1 sq		

Depth‡	House 18.3 m	Lot 25.8 m
Width‡	House 18.5 m	Lot 32.5 m

# THE RUBICON 250

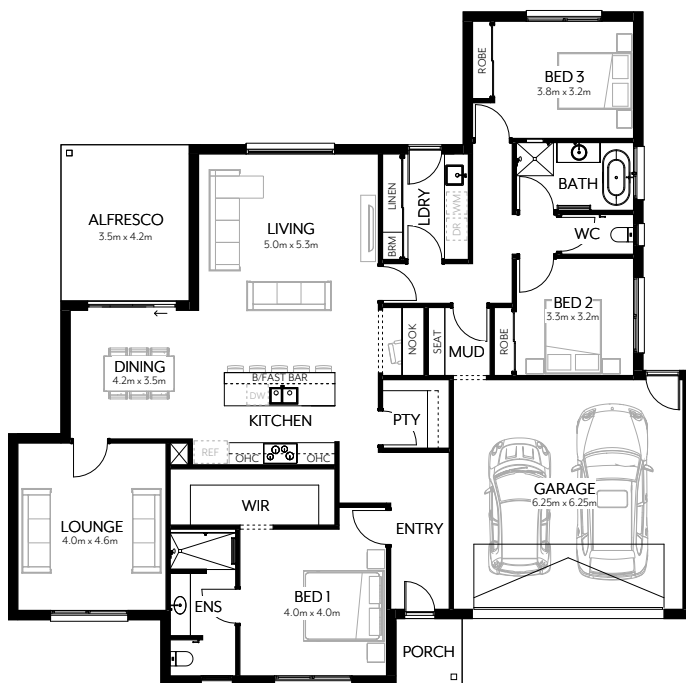
## WITH PREMIUM LANE INCLUSIONS

We include the essentials the others leave out, meaning you don't need to allow for an extensive list of extras. With Lane Housing Co you get the following standard inclusions that are expensive "extras" with many other builders:

- Natural concrete paving to driveway, crossover, entry and outdoor spaces
- Wider garage and 5.2m sectional garage door to suit two family cars
- Higher 2700mm (9ft) ceilings and taller 2340mm doors throughout
- Recessed downlights throughout
- 40mm stone benchtops in kitchen
- Mud room with white shelving, wall hooks, bench (plan specific)
- Daikin reverse cycle ducted heating and cooling
- Site costs and foundations for class M slab and up to 300mm site fall
- Three coats of paint throughout
- Walk-in pantry with built-in shelving and laminated benchtops
- Roller blinds for all windows
- Large integrated kitchen bin
- Clothesline with concrete pad
- NBN wiring with four data points
- Drawer and shelving towers in robes
- Large showers with tiled niche or ledge and ABI rail showers
- High grade standard brick range
- Premium carpets and vinyl flooring
- Quality Fisher & Paykel dishwasher and 900mm induction cooktop
- Top quality frames and trusses
- Colorbond steel roof
- Soft close drawers in kitchen & vanities
- Freestanding bath in ensuite
- Premium ABI tapware and fixtures
- Feature tiles on kitchen and laundry splashbacks, and in ensuite
- Generous allowance for light switches and power points throughout
- TV antenna with three points
- Water point for fridge
- Service connections up to 10lm

## MIRRORED FLOORPLAN OPTION

Flip the plan to suit your lot and north-facing orientation at no cost.



## FACADE OPTIONS

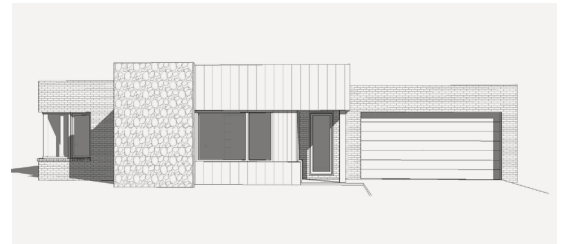
Choose from two attractive facades to suit your own personal style; from classic to modern.



EVERYDAY HOME FACADE



COASTAL INSPIRED



MODERN EDGE FACADE A



MODERN EDGE FACADE B

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