

BROOKSFIELD

Lot 81 - Earlsbrook Lincoln

A standalone cottage



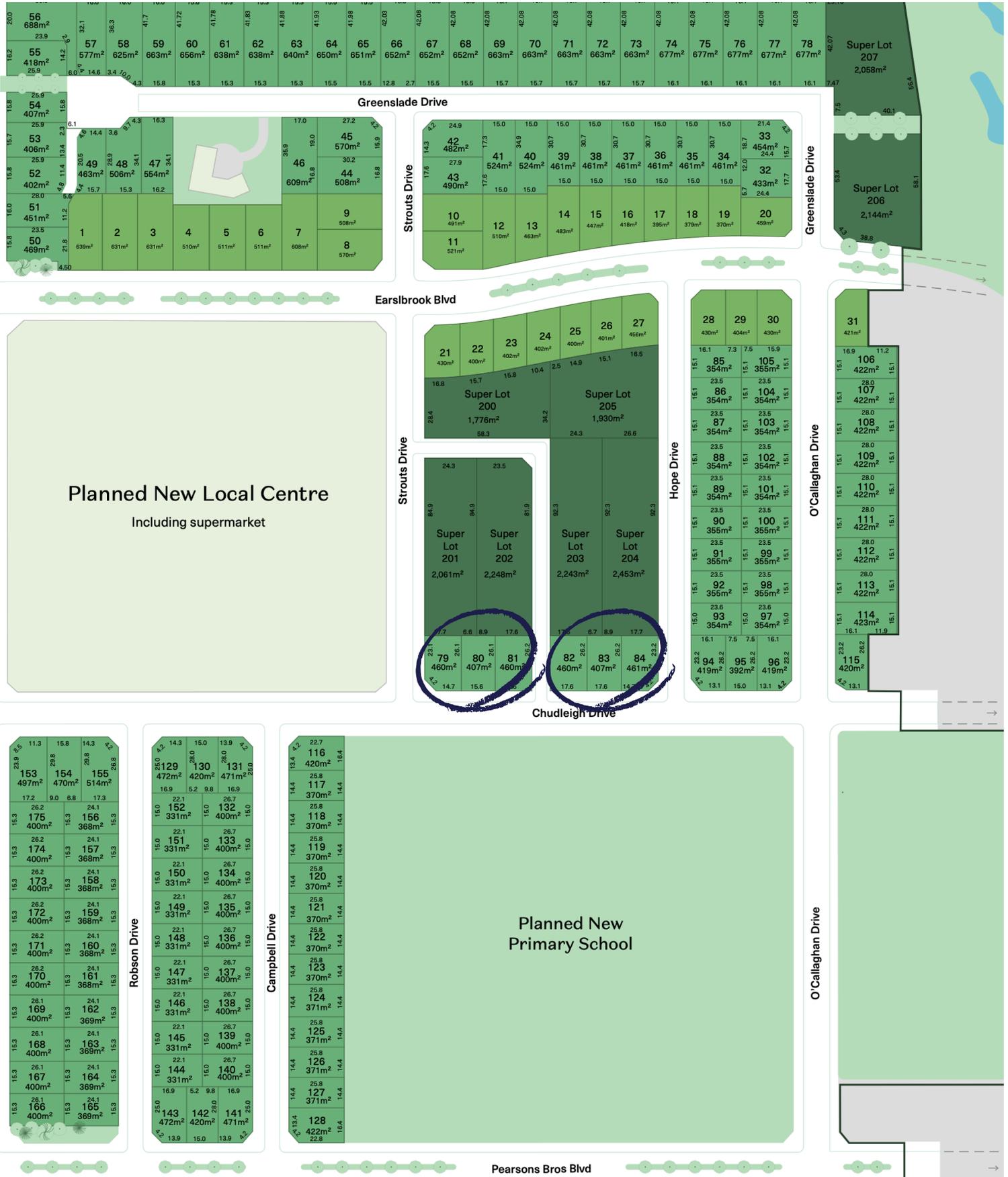
**Artist impression - we sell off the plans*

 BEDROOMS	 BATHROOMS	 GARAGE	 HOUSE SIZE (SQM)	 LAND SIZE (SQM)	 PRICE
4	2	2	160	460	\$799,000

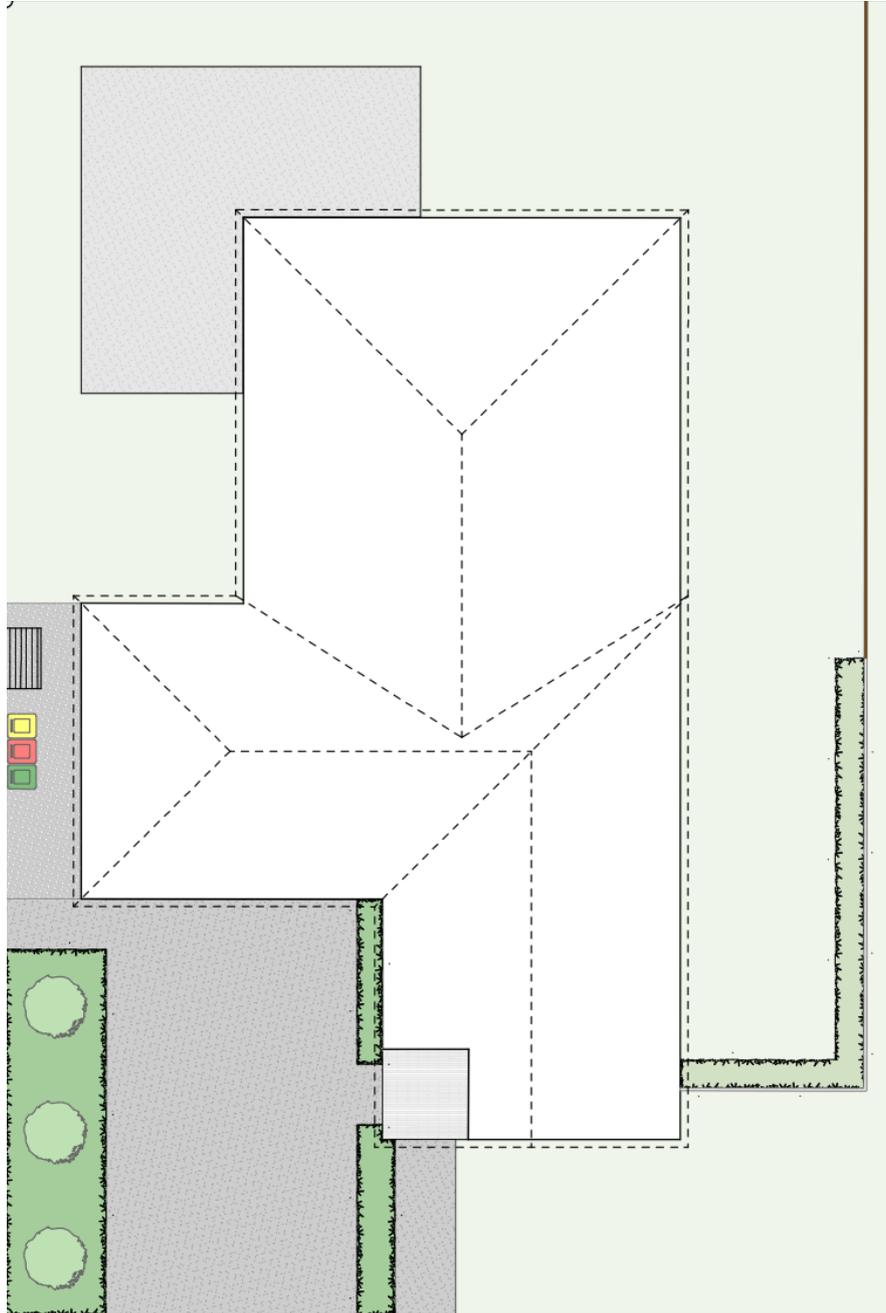
Investors

- 4.6% gross rental yield
- Steady capital growth area - average of 4.13% p.a. increase over the last 10 years

**Source: Core Logic Suburb Reports Lincoln 2025*



Landscape Plan



LEGEND

-  Grey colour concrete sponge finish
-  Exposed aggregate concrete
-  Stonechip
-  Lawn
-  Portuguese Laurel Hedging
-  Garden Bed with Timber Batten Edging
-  Proposed Tree
-  1.8m Solid Timber Fencing
-  1.8m Visually Transparent Fencing

Elevations



South Elevation

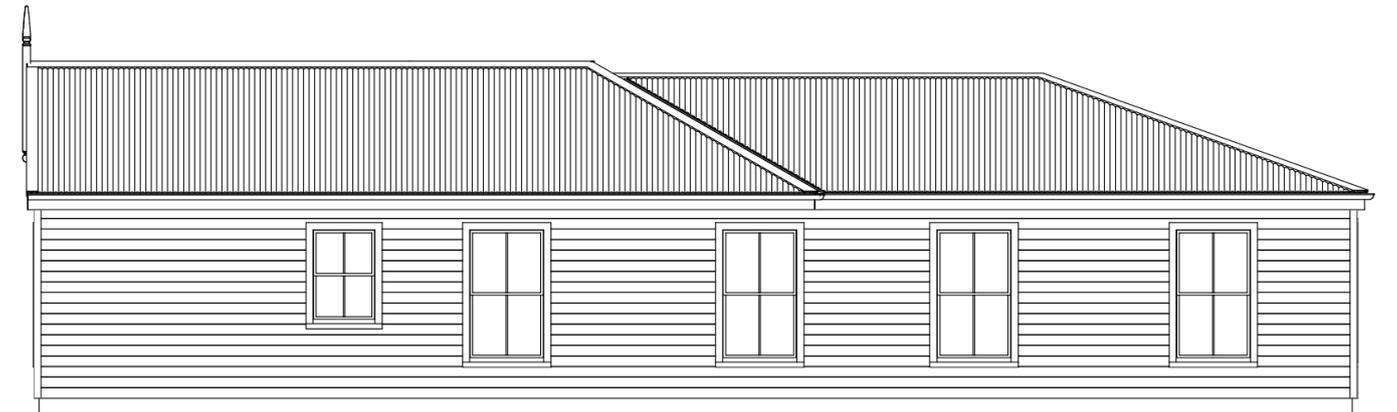


West Elevation

Elevations



North Elevation



East Elevation

Floor Plans – Lot 81

-  4
-  2
-  2
-  160 sqm



Standard Spec



Pictured above

- 1. Carpet: Urban Collection
- 2. Kitchen/Bathroom Tapware: Argent Pace
- 3. Kitchen/Entrance Floor: Urban Collection Noble Vinyl Tile Look
- 4. Kitchen Handles & Knobs: Versailles Satin Black
- 5. Bathroom Floor: Urban Collection Noble Vinyl
- 6. Splash Back: White subway tile
- 7. Ceilings: Quarter Merino

- 8. Walls: Quarter Merino

Bathroom

- Shower: Stylus Basis Round Rail Shower
- Heated Towel Rail: Heirloom Genesis
- Heater: Weiss FH24SS

Appliances and Chattles

- Oven: Bosch Series 4 HBA534BS3A
- Cooktop: Bosch Induction Series 4 60cm PUE611BB5H
- Dishwasher: F&P Tall Single Dishdrawer Series 7 DD60SCTX9
- Range Hood: Bosch Canopy Range Hood DWB65BC50A
- Heat Pump: Mitsubishi/Fujitsu/Daikin Exceeds healthy homes standards
- Smoke Alarms

Window Furnishings

- Living Area Blinds: Roller blinds
- Bedroom Blinds: Roller blinds



BROOKSFIELD SPECIFICATION AND COLOURS

Development: Lot 81 Earlsbrook, Lincoln

Roof & Gutters

- Roof Colour: Pioneer Red
- Gable/ Bargeboard: Cloud
- Fascia Colour: Cloud
- Gutter Colour: Pioneer Red
- Downpipe Colours: Cloud

Exterior Joinery

- Alu Joinery (patio doors): Appliance White
- Front Door Style: Alu T & G
- Front Door Colour: Pioneer Red
- Garage Pedestrian Door Colour: Pioneer Red
- Window Style: Aluminium
- Window Colour: White
- Mailbox Slot: Home 1 at the end of driveway
- Garage Door Colour: Pioneer Red

Appliances

- Hob: Bosch Series 4 60cm Induction Hob PUE611BB5H
- Oven: Bosch 7 Function Oven HBA534BS3A
- Dishdraw: Bosch Series 2 Built Under Dishwasher SMU2ITS01A
- Rangehood: Bosch 60 pull-out rangehood DWB65BC50A

Dwelling Cladding & Paint Colours

- Cladding Type: Weatherboards
- Weatherboard Colour: Shadow White
- Window Cills: Resene Half Black White
- Window Trims: Resene Half Black White
- Door Trims: Resene Half Black White
- Boxing: Resene Half Black White
- Soffits: Resene Half Black White
- Verandah Poles and Fretwork: Resene Half Black White
- Finial: Resene Half Black White
- Garage Door Revals: Resene Half Black White

Internal Trims & Paint Colours

65mm x 12 bevelled edge standard skirtings and archs.

Internal Standard Paint Colours:

- Internal Doors: Quarter Merino Semi-Gloss
- Walls: Resene Half Merino
- Ceilings: Quarter Merino
- Skirting Boards: Quarter Merino
- Architraves: Quarter Merino

BROOKSFIELD

Standard Spec

*Photos from other Brookfield builds. Details will not be the same.





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We Look After Your Property Like It's Our Own

At Brookfield Property Management, we don't overload our portfolio. That means extra care for every property and peace of mind for every owner.

Our extensive experience means that we provide bespoke property management tailored to each owner and tenant. You're never treated like a number. Instead you'll experience individual care, genuine communication, and a human approach grounded in trust and respect from our property managers.

With Brookfield, you'll experience our warm, approachable style that builds lasting trust and long-term returns.

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- Personal communication
- Fast, thoughtful responses
- Respect for your property and your tenants
- A commitment to long term value and relationships

Our Team



Ngaire Baker
Senior Property
Manager



Richard Milbank
Property Manager



Anna Meikle
Property Management
Residents Assoc.
Accounts &
Administration



Your Rental Appraisal

20 October 2025

Address: Earlsbrook Lincoln

Thank you for the opportunity to provide a rental appraisal for the above property. We use the latest market insights, current available listings and recently rented statistics to provide you with a comprehensive appraisal.

After reviewing concept plans of the property, I believe a fair market rent would be between **\$650 - \$700 per week** for an unfurnished, long-term rental.

Please do not hesitate to contact me if you have any questions regarding this rental appraisal.

Kind regards,

Ngaire Baker
Senior Property Manager



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2



0800 548 454



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Brookfield

Expression Of Interest

This EOI form is non binding. It allows you to put a property on hold while you think about it, without having someone else buying it in the specified time below.

Name:

Phone Number:

Email:

Address of Property:

Indicated Price:

End Date of Hold:

Client Acknowledgement:

I / We acknowledge and understand that in the event of a Backup EOI being signed and submitted on the above property, I / We have
Until the end date as stated above to
either:

- (a) to proceed forward by making a conditional offer.
- (b) not to proceed forward, thus ending our Hold on the above property.

The property will become available to the stock list, or the subsequent order of Backup Hold(s) after option (b).

Signed:

BROOKSFIELD



B R O O K S F I E L D

0800 548 454

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