

# Strahan House

4 Bed | 2 Bath | Area 116m<sup>2</sup>

Buildwise.  
HOBART

Strahan House offers four bedrooms and two bathrooms, making it ideal for a large family. Its classic weatherboard exterior, accented by two timber feature walls, adds timeless charm. With a selection of pre-developed colour boards, this home can effortlessly suit coastal or country settings while maintaining its appeal in urban landscapes.

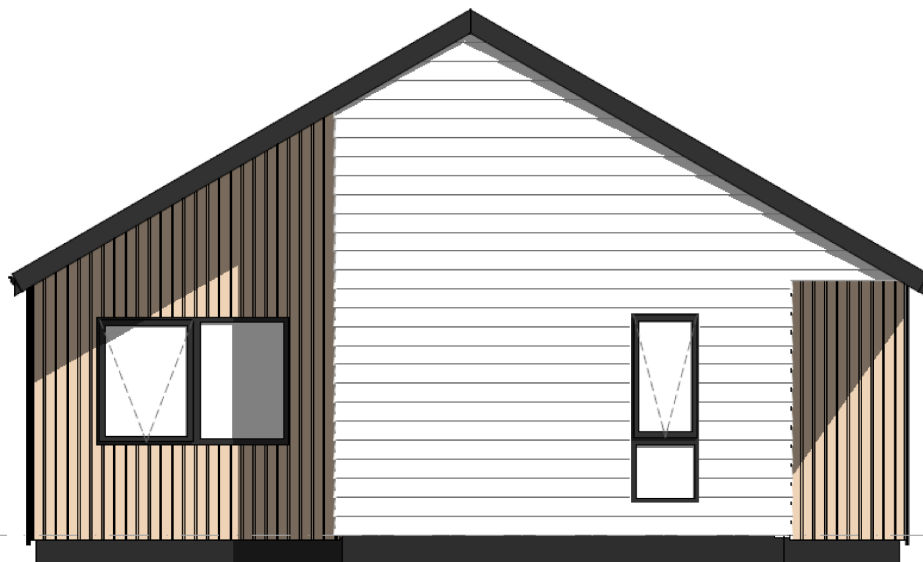


AVAILABLE  
SOON



1:100

FLOOR PLAN



## Standard Inclusions Strahan House

### SITE WORKS & EXTERNAL

- All plans allow for 900mm of fall across the building envelope.
- Fully engineered Pier and post footings to take engineer designed suspended timber floor system on 89 x 3.5mm SHS posts.
- (90x35) MGP10 Pine frame to comply with the Australian Building Code.
- Treated pine Drainage cavity batten to all cladding in accordance with the national construction code.
- Double glazed aluminium windows and doors.
- Hume Timber finish Entrance Door, SPM Vacluse Premier XV18 or equivalent within aluminium frame. Entry door fitted with Gainsborough Trilock Contemporary series.
- Combination of James Hardies Primeline – Chamfer weatherboards, Custom orb and Shadowclad Natural wide groove clear finish feature entry and front nook wall.
- Spoil to remain on site and shaped to landscape.
- Electrical Mains to 20m run length.
- 40 meters of sewer drains and 45 meters of stormwater drains.

### INTERNAL

- Standard 10mm plasterboard to all internal walls, wet area plasterboard to bathroom and Laundry with 55mm Cornice throughout.
- 2400mm high internal ceiling height throughout.
- R5.0 insulation to ceilings, High density R2.5 Batts to all external walls and High-density R 2.5 Batts to floor system.
- Redicote internal doors (Paint finish).
- Gainsborough G4 Series Amelia Passage lever sets to doors with privacy locks to bathrooms and toilets.
- 67 x 18mm Square Dressed MDF Skirting Boards and 42 x 18mm Square Dressed MDF Architraves, paint finish.

- Full height Hafele soft close Robe doors in polytec standard range colour choice with white melamine cabinetry one full height hanging rail with one 600mm wide set of four draws and open shelves above with 1800mm high shelf above to each bedroom. Note, Master bedrooms have 2 sets of 600mm wide stack of draws and open shelves.
- Select carpet from our Locomotion range on 10mm Dunlop underlay to bedrooms. Engineered floating floor to Kitchen, Dining, Living and Hallway/Laundry.
- Tiles to bathroom floors and Skirting tiles including wall tiles to shower up to 2000mm above floor. Tiles to \$40.00 a square meter.
- Subway tiled splashback to the kitchen and laundry or Reflections Aluminium splashback.
- 900mm square Polymarble shower base with frameless glass shower screen.
- Wave 750mm wall Hung Vanity with stone top, Eden bench mount basin (Gloss White) With Spin Tall basin mixer.
- Hafele Oven, Dishwasher, 600mm Cooktop and Rangehood.
- Polytec laminate 40mm thick with tight form edge Kitchen benchtop with Polytec Melamine board door and draw fronts with softclose draws and doors. Colours TBC.
- Laundry in Polytec Melamine board with Polytec laminate 40mm thick with tight form edge benchtop. Colours TBC.

### OPTIONAL

- Deck to front entry (POA).
- BAL compliance (POA).