

# Franklin House

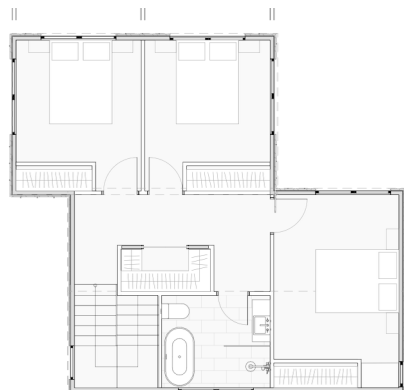
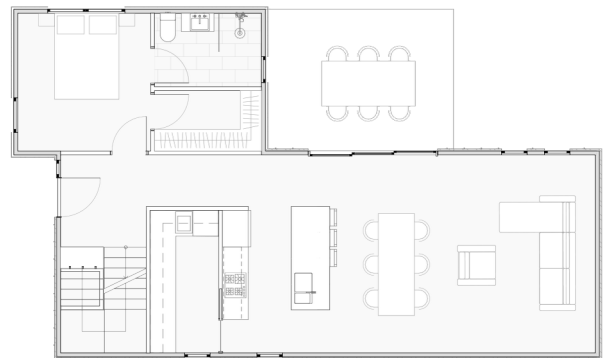
4 Bed | 2 Bath | Area 134.17m<sup>2</sup>

Buildwise.  
HOBART



The Franklin is a modern 4-bedroom townhouse designed to maximise livability. The lower floor positions the main living areas and master bedroom to flow seamlessly onto the external courtyard, while the upper level features three generous bedrooms and a central bathroom, perfect for larger families.

The front façade is highlighted by a Cypress pine shiplap feature gable and an accented powder-coated window box frame, adding architectural appeal. Complemented by board-and-batten and brushed cement cladding, this home delivers a striking modern design.



## Standard Inclusions Franklin House

### SITE WORKS & EXTERNAL

- Fully engineered Pier and beam slab on ground to engineer's design and a fully engineered suspended timber floor to the first-floor area.
- (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 Vaucluse Premier XV18 or equivalent within aluminium frame. Entry door fitted with Gainsborough Trilock Contemporary series.
- On the ground level, this home showcases contemporary James Hardie Brushed Cement cladding, complemented by a striking board-and-batten profile inspired by the designs featured on The Block. Two feature Colourbond long walls with a barn-style aesthetic add a bold, modern touch. Upstairs, the home is highlighted by a feature gable clad in 120mm Cypress Pine Shiplap, introducing natural warmth and character. The remaining upper-level elevations continue the eye-catching board-and-batten finish, maintaining a cohesive and contemporary look throughout.
- The first-floor staircase is graced by a stepped-out, powder-coated aluminium window frame, creating a striking architectural feature that elevates the home's design and sophistication.
- Standard concrete slabs to entry patio and alfresco, brush or plate finish.
- 30m<sup>2</sup> of Concrete Driveway, plate finish
- Landscaping package to include seeded loam to create lawn, mulched garden beds and a selection of smaller bushes and grasses to finish.
- 29 lineal meters of standard 1500 high paling fence.
- Gainsborough G4 Series Amelia Passage lever sets to doors with privacy locks to bathrooms and toilets.
- 92 x 18mm Square Dressed MDF Skirting Boards and 67 x 18mm Square Dressed MDF Architraves, paint finish.
- Full height Hafele soft close Robe doors in Colourpyne standard range colour choice with white melamine cabinetry one full height hanging rail with one 600mm wide set of seven open adjustable shelves with 1800mm high shelf above to each bedroom. Note, Master bedrooms have 2 sets of 600mm wide stack of adjustable shelves.
- Select carpet from our Sibella carpet range on 10mm Dunlop underlay to bedrooms. Keeta Engineered laminate floor to Kitchen, Dining, Living and Hallway/Laundry.
- 600mm x 300mm Tiles to bathroom floors and Skirting tiles including wall tiles to shower up to 2100mm above floor. Tiles to \$50.00 a square meter.
- Subway tiled splashback to the kitchen and laundry.
- 900mm square tiled shower base with frameless glass shower screen to the bathroom and a 800mm x 1700mm wide tiled shower base with frameless glass sliding door to the ensuite.
- Wave 900mm wall Hung Vanity with white stone top, Eden bench mount basin (Gloss White) With Spin Tall basin mixer to bathroom and a 600mm Wave wall hung Vanity with white stone top to the ensuite.
- Bosch appliance package (Dishwasher, 600mm Oven, 600mm electric cooktop and 600mm built in Rangehood).
- Kitchen, 20mm stone benchtop to kitchen and Polytec laminate 40mm thick with tight form edge pantry benchtop with Colourpyne board doors and draw fronts with softclose draws and door hardware. Colours TBC.
- Laundry in Colourpyne board with Polytec laminate 40mm thick benchtop with tight form edge. Colours TBC.

### 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.
- Timber carpet grade staircase.
- R5.0 insulation to ceilings, High density R2.5 Batts to all external walls.
- Redicote internal doors (Paint finish).

### OPTIONAL

- Garage or carport, ask our design team for upgrades.