

# Derwent House

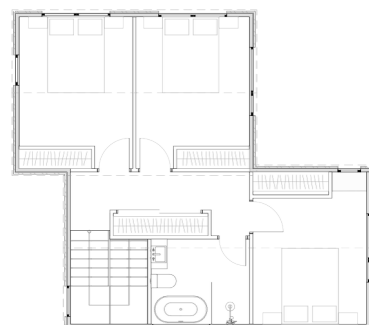
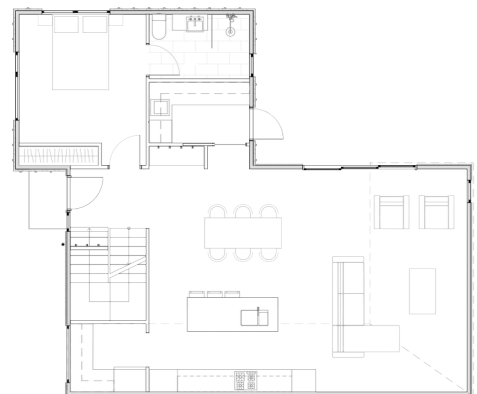
4 Bed | 2 Bath | Area 137.81m<sup>2</sup>

Buildwise.  
HOBART



The Derwent is a 4-bedroom townhouse inspired by the modern barn style. The ground floor places the master bedroom and main living areas to flow seamlessly onto the external courtyards, enhancing livability. Upstairs, three generous bedrooms and a central bathroom create a flexible layout for any family.

The exterior features a barn-style upper level with two powder-coated box windows set against feature Colorbond cladding, adding industrial appeal to this contemporary barn-inspired design.



## Standard Inclusions Derwent 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 Vacluse Premier XV18 or equivalent within aluminium frame. Entry door fitted with Gainsborough Trilock Contemporary series.
- The ground level boasts a striking board-and-batten façade, inspired by designs seen on The Block, complemented by a sleek James Hardie Brushed Cement finish. The upper level is adorned with a bold Colourbond feature, enhancing the contemporary barn-style character.
- The front façade's two first-floor windows are accentuated by stepped-out, powder-coated aluminium frames, forming a bold architectural statement that elevates the home's 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.
- 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 600mm 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).
- Gainsborough G4 Series Amelia Passage lever sets to doors with privacy locks to bathrooms and toilets.

### OPTIONAL

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