The Franklin



图2 №2 №1 向2

The Franklin is more than just a two-bedroom home; it's your space for everyday ease and quiet focus. With two bedrooms, two bathrooms and a private study, it's designed for living life your way.

Features you'll love:

- A tucked-away main bedroom with its own ensuite and plenty of robe space for everyday comfort
- Light-filled living that opens to a sunny alfresco
 the perfect spot to unwind or entertain
- A spacious double garage with room for two cars and all the extras



The Franklin

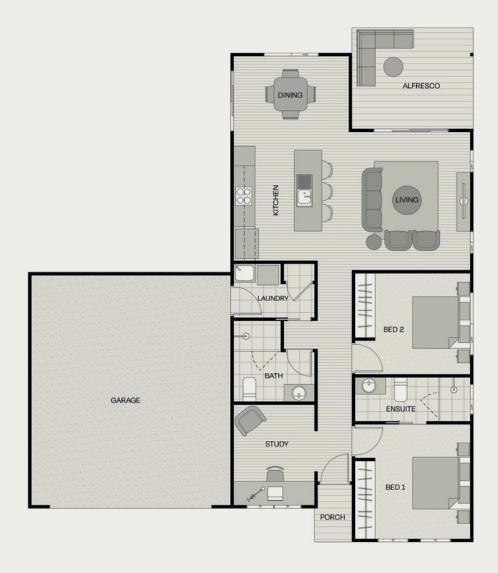






Total Area	127m ²
Internal Living Area	79m²
External Living Area	8m²
Garage	40m²

Dimensions (m)	
Living	4.1 x 3.6
Dining	2.3 x 3.4
Kitchen	4.1 × 3.4
Bed 1	3.4 x 3.4
Bed 2	3.6 x 3.0
Study	3.0 x 2.4
Bathroom	1.5 x 2.4
Ensuite	1.3 x 3.4
Laundry	1.6 x 2.4
Covered Alfresco	2.3 x 3.5
Garage	6.8 x 5.9



Disclaimer: This plan is an artist's impression. Measurements area approximate and are to be used as a guide only.

Colour Selections

Customise your home with a range of colourways.

Internal

Classic – Natural warmth with a modern country feel

Coastal – Bright elegance with timeless appeal

External

Hamptons – Soft and timeless with a gentle modern edge Highland – Crisp and contemporary with bright contrast

Harvest - Warm and welcoming with a relaxed country feel Feather – Fresh and tranquil with subtle sophistication

Scan to view colour selections



Your home inclusions

And upgrades designed for you

External

James Hardie Primeline Newport cladding

Colorbond Custom Orb roof, fascia and gutter

Fully enclosed lock-up garage with remote control door

Tiled alfresco and porch areas

Concrete driveway and perimeter paths

Solid core front entry door with flyscreen

Garden taps and clothesline

Internal

2.7m high ceilings throughout

Vinyl plank flooring to living, kitchen, hallway and study

Carpet to bedrooms

Tiling to bathroom and laundry

Built-in wardrobes with shelves, hanging rail and mirrored sliding doors

Timber architraves and skirting boards

Single roller blinds throughout, with plantation shutters to front windows

Kitchen

134 bowl stainless steel sink with mixer

Ceramic tiled splashback

Soft-close drawers and cupboards with slimline handles

Matte laminate benchtops with square edge melamine doors and kickboards

Haier 600mm ceramic cooktop, built-in oven, retractable rangehood and dishwasher

Microwave space with power outlet

Bathroom & Laundry

Full-height wall tiles in shower, floor tiling throughout

Semi-frameless shower screen

Vanity with Caesarstone-look benchtop and underbench storage

Integrated overhead mirror and cupboard

Chrome tapware, towel rail and mixers

Back-to-wall toilet suite with soft-close lid

Ceiling fan, heat lamps and square floor drain

Stainless steel laundry tub with washing machine plumbing and sink mixer

Electrical & Climate

LED downlights throughout

Pendant lighting to kitchen

Ceiling fans to main bedroom and living area

Split system air-conditioning to living room

USB powerpoints to kitchen and bedrooms

External lights to front and rear

TV point to lounge, phone connections to kitchen, study and garage

External powerpoint to alfresco

Electric Rinnai 160L hot water system

Smoke detectors and metered power box

Optional Upgrades

Ducted air conditioning or additional ceiling fans

PV solar system (3.5kW)

Full-height bathroom tiling

Stone benchtops to kitchen

Bosch appliance upgrade

Epoxy floor coating to garage

Additional external tap or powerpoint

Extra TV, data or phone points

Disclaimer: Any information or content provided in this document is intended as a general information only and does not form an offer, guarantee or contract and does not constitute business, financial or real estate advice. You should make your own enquiries, (including as to the accuracy, currency, reliability or completeness of any information provided) and obtain professional advice where appropriate, before making any such decision. All care has been taken in the preparation of the information and published materials produced by Lincoln Place including, but not limited to, price, property area, floor size and general property description. However, Lincoln Place does not make any representations or give any warranties about its accuracy, reliability, completeness or suitability for any particular purpose. Information, furnishings, images and artistic impressions of exteriors and interiors are intended as a guidance for illustrative purposes only and may contain optional items that are not included as standard. The information, pricing, availability, dimensions, specifications, inclusions, landscaping and materials may be changed without notice. Optional upgrades are subject to availability. Ask your sales team for more information. November 2025.