

# The Franklin



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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

**Lincoln  
Lifestyle**  
Mudgee Spring

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# The Franklin



# Floorplan

<b>Total Area</b>	<b>127m<sup>2</sup></b>
Internal Living Area	79m <sup>2</sup>
External Living Area	8m <sup>2</sup>
Garage	40m <sup>2</sup>

## Dimensions (m)

Living	4.1 x 3.6
Dining	2.3 x 3.4
Kitchen	4.1 x 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 are 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

1¾ 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

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