



# House Package \$264,990

## The Franklin 22 by Wisdom Homes (Suits 300m Lot) – GEORGES FAIR



### **INCLUSIONS**

- Standard Site Costs (up to 1m fall with equal cut and fill)
- Provisional Allowance for Additional Site Costs.
- 'H' CLASS Slab Upgrade
- Standard Council Costs, Etc.
- BASIX Package including rainwater tank
- Ceramic Floor tiles to Entry, Foyer, Kitchen, Dining, Leisure and Wet Areas.
- 50/50 Wool Blend Carpet to remainder of home.
- Allowance for Render OR Morokah finish to Part Façade (Required for Georges Fair)
- Brick and Rendered Letterbox (Required for Georges Fair)
- Landscape Plan (Required for Georges Fair)
- AHD Survey (Australian Height Datum) Council requirement

\* GST Inclusive.

Purchasers to confirm inclusions prior to deposit.

All drawings and images are for illustrative purposes only and should be used as a guide only.

Wisdom Homes reserves the right to revise plans, specifications and prices without notice or obligation

### **APRIL PROMOTION**

Reverse Cycle Ducted  
**AIR-CONDITIONING**

For Just **\$5,990**

And Our  
**SMART ESSENTIALS  
UPGRADE PACKAGE**

at  
**NO EXTRA COST**

SEE BELOW FOR DETAILS OF INCLUSIONS

For details contact **GEORGE KIZANA** on **9824 5165**  
or visit our Display at Lots 914 & 915 Townson Ave., Minto (Off Ben Lomond Drive)



# 'Smart Essentials' Upgrade

Lots of Unbeatable Inclusions at No Extra Cost.....

Including:

450mm wide Eaves including eaves soffit lining (Note - May exclude minor areas subject to design)  
Glass Splashback to Kitchen  
Set of Pot Drawers to Kitchen  
Cupboard above Fridge Space  
Decorative Tempo Cornices to Ground Floor Living Areas and Master Suite  
Bar Handles to Kitchen Pantry, linen and Robes in lieu of knobs  
Taubmans Three Coat Paint System  
Melamine Timber Grain Shelving to Pantry  
Concrete to the Outdoor Leisure Room incorporated with main house slab (if applicable)  
Stone benchtop to Kitchen (standard range - 20mm thick) in lieu of Squareform laminate\*  
Carpet Upgrade to 50/50 Wool Blend Carpet throughout excluding tiled areas  
Provide Hyne T2 Termite Resistant Timber Frames ILOS  
Blanco 900mm Stainless Steel Freestanding Cooker  
Blanco Stainless Steel Dishwasher  
Trend Aluminium Stacker Door to Outdoor Leisure Area in lieu of Sliding Door  
Bristle Flat Profile "Classic Range" Roof Tiles in lieu of Traditional Range Roof Tiles  
Fire Retardant Sarking to underside of Roof Tiles  
Concrete to front Porch including ceramic tiles over  
Standard height laminated overhead Kitchen cupboards to both sides of rangehood incl. bulkheads over  
Semi-Frameless Shower Screens to all Bathrooms  
Contemporary Styled Full Vitreous China Toilet Suites including Soft Close Seats  
Provide Gyprock Lined Garage in lieu of exposed brick  
22.5 Degree Roof Pitch in lieu of 20 Degree Roof Pitch  
Security alarm system including L.E.D code pad  
Designer Stair upgrade to stainless steel bar balusters and squared handrail (double storey only)  
Stylish China Vanity Basins to All Vanities  
Decorative half splayed 90mm high Skirting Boards and 67mm wide Architraves  
Decorative slimline corrugated steel above ground 3000 litre rain water tank in lieu of PVC  
Upgraded R3.5 Ceiling Insulation  
Blanco 900mm wide Stainless Steel Canopy Rangehood  
Designer Liana internal door lever handles  
Designer Floating Laminated Vanity Units with Laminated Squareform Tops  
Auto garage door opener including 2No. transmitter Units and wall Switch  
Reticulated termite treatment system to the perimeter of the home  
5 Star rated Gas Instantaneous Hot Water System  
Decorative tiled shower niches to all shower recesses  
Lined Outdoor Leisure Room ceiling with set joints and cornice (on applicable designs)  
Sectional Overhead Garage Door in lieu of Standard Roller Door  
Keyed Window and External Door Locks Throughout  
Upgraded R2.0 Wall Insulation  
Feature Towel Rails and Bathroom Accessories  
Gas Package including Gas to Cooktop, Gas Hot Water System & Gas Bayonet Point to Living Area  
Off white mortar to brickwork in lieu of natural coloured mortar  
Recess Box for Instantaneous Gas Hot Water System  
Polished Edge Frameless Mirrors to Bathrooms  
Handheld shower & rail kits to all shower recesses  
3 in 1 Exhaust Fan / Light / Heater to all Bathrooms  
Stainless Steel Free Standing Laundry Tub with Mixer Tap  
Bath & shower mixer sets to all bathrooms  
Slimline Double Powerpoints and Switches Throughout  
Whirlybird Roof Ventilator for efficient cooling and BASIX rating  
Gainsborough Tri-Lock Lever Entrance Set to Front Door  
Designer 'U Shape' Mixer Tap to Kitchen Sink  
Hume VERV Range 820mm x 2040mm front door in lieu of standard door  
Chrome Push Plugs to All Vanity Basins  
Designer kitchen cupboard and vanity door handles  
Stylus Newbury Bath in Lieu of Standard Bath  
2 x Television Points to Your Preferred Area  
2 x Telephone Points to Your Preferred Location  
Chrome Floor Waists to Wet Areas in lieu of Plastic Floor Waists  
Professional interior and exterior colour selection appointment with experienced Colour Consultant

# FRANKLIN 22



## Franklin 22

### Area Calculations

ITEMISED FLOOR AREAS	AREA
Ground Floor	90.84sqm
First Floor	86.95sqm
Garage	23.49sqm
Porch	2.64sqm
<b>Nett Living Area</b>	<b>177.79sqm</b>
<b>Gross Floor Area</b>	<b>203.92sqm</b>
<b>Gross Floor Area</b>	<b>21.95sq</b>
Outdoor Leisure	10.78sqm

This home has been designed to fit a

**10m** lot width

\*Based on Zero Lot Line.  
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Example of:

Franklin 22 on a 300 square metre block (with a 10m frontage).

