



STRAIGHT EDGE
STEEL FRAME HOMES

The Gable 2 Storey

152sqm Upstairs including the balcony +
42sqm on the ground floor

Premium Spec Full kit - \$189,985 inc GST
Includes delivery within 50km of the CBD



This contemporary design is all about indoor living upstairs, and making the most of the upstairs to create the outdoor living underneath.

Upstairs features a spacious Master Suite with ensuite and walk-in-robe, two generous secondary bedrooms with built in robes, bathroom, large kitchen with a huge walk in pantry. The raked ceilings to the open plan living area stare out onto 1.8m deep balcony through a wide sliding doors, and raking windows above.

Downstairs has a large double carport that flows to the outdoor living under the home, plus a laundry, store and large games room.



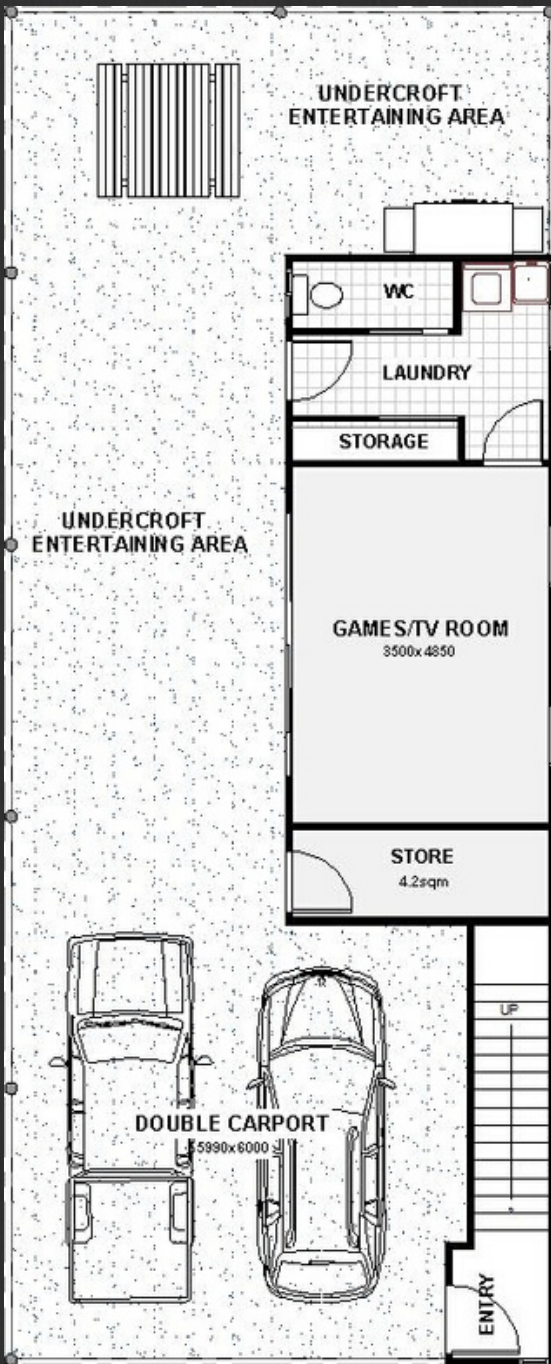
STRAIGHT EDGE
STEEL FRAME HOMES

The Gable 2 Storey

152sqm Upstairs including the balcony +
42sqm on the ground floor

The Floorplans

GROUND FLOOR



UPPER FLOOR



- 2.7m ceilings to the upper floor & 2.4m to the ground level undercroft ceiling
- Raking ceiling in the open plan living area + a 1.8m deep hardwood decked balcony
- Generous high quality glazing included to make the most of natural light.
- Colorbond or Zinalume roofing, gutters, fascias and accessories
- Hardies Primeline Chamferboard or Colorbond external cladding with feature timber panels
- Solid Core entrance door in hardwood frame with stainless steel deadlock door furniture



STRAIGHT EDGE
STEEL FRAME HOMES

The Gable 2 Storey

152sqm Upstairs including the balcony +
42sqm on the ground floor

Why Build using TRUECORE® steel

More and more homes are being built with steel frames – in particular, TRUECORE® steel made by BlueScope Steel. Research conducted by BlueScope Steel has shown that homeowners prefer the lightweight benefits delivered by steel framing. And demand is growing.



Builders, too are finding the benefits of building with framing made from TRUECORE® steel far out-weigh the benefits of other frame materials. In particular, the environmental benefits and steel's ability to “touch the Earth lightly”. The relative lightweight of steel framing, combined with its design versatility and flexibility, means a steel-framed house can be built with minimal site impact. This is especially apparent on sloping and difficult sites where it can be used in conjunction with suspended flooring systems, reducing the need to cut into the site and thus leaving a much smaller imprint. And because steel frames are fabricated off-site to exact specifications, there is minimal cutting and wastage onsite - making for a cleaner building environment.



STRAIGHT EDGE
STEEL FRAME HOMES

The Gable 2 Storey

152sqm Upstairs including the balcony +
42sqm on the ground floor

GENERAL INCLUSIONS

EXTERNAL COMPONENTS

- Bluescope Enduro wall and roof framing with a 50 year guarantee.
- Steel floor system including 22mm subfloor and compressed cement sheet to the wet areas
- All required structural steel components
- Underfloor insulation with full fibre cement linings to the under-croft ceiling
- Premium Aluminium windows and sliding doors including kitchen splashback fixed glazing
- 6.5mm Thermal Wrap to the external walls and roof under the battens
- External claddings including Hardies Primeline Chamferboard and Scyon Axon sheeting
- Stunning Ultrawood aluminium timber-look paneling to selected elevations
- Colorbond roof sheeting in either Corrugated or Trimdeck profiles.
- Colorbond fascias, gutters and downpipes
- All required cladding flashings and trims

INTERNAL COMPONENTS

- Internal plasterboard linings including cornices, tapes, adhesives and flushing compounds
- Wet area linings
- 67mm MDF Lambstongue skirting boards
- JDS Regal knock down door frames - the best in the business
- Hollow core flush panel internal doors
- Cavity sliding door to the ground floor WC
- Sliding robe doors in aluminium frames to all built-in-robos
- 450 deep melamine shelf and chrome hanging rail to all built-in-robos
- 4 sets of 450 deep melamine shelving to the linen and pantry
- R2.0 Insulation batts to the external walls
- R4.0 insulation batts to the ceiling
- Satin chrome handle type passage and privacy sets
- Timber stair components (hand rail not included)
- Room by room setouts to make the install and site management easier
- All required working drawings for shire including engineering certification
- Energy assessment
- Certified approval
- Soil classification within the Perth metro area