



STRAIGHT EDGE
STEEL FRAME HOMES

The 2 Storey Studio

Ground Floor 27.9sqm

Upper Floor 35.5sqm

Owner Builder Kit Price

\$72,806 inc GST



Includes Perth metro Delivery

The new 2 Storey Studio with it's small footprint has been designed to make the most out of a smaller space without sacrificing comfort and amenity. Both floors are open plan with the ground floor featuring ample wall space for furnishings and an under stair fully lined storage area.

The upper floor sanctuary has room for a king size bed, seating, and has a generous WIR and space conscious ensuite.

Both floors benefit from expansive Low-E Comfort Plus glazing for year round comfort.

Call Scott Elsley on 0416 167 553 for more information.

THE FLOORPLAN





2 STOREY STUDIO INCLUSIONS

- Bluescope Enduro wall and roof framing with a 50 year structural guarantee.
- BLuescope Enduro Floor system
- Structural steel beam to support the cantilevered upper floor overhang
- 22mm tongue and groove particle board flooring to the upper level
- = Scyon Secura wet area flooring to the en-suite
- R4.0 Insulation to the upper floor / ground floor ceiling
- Scyon Axon, Easylap and Hardies Primeline Weatherboards and or Colorbond
- Jason Windows Comfort Plus Low-E glazing for year round comfort
- Colorbond roofing, barges, fascias, flashings, gutters and downpipes
- Internal plasterboard linings with the option of 75mm cornice or shadow line
- Aquachek wet area linings to the en-suite
- 67mm Splayed MDF skirting boards
- JDS Regal Internal door frames - the best frames in the business
- Hume flush panel internal doors to the store and walk in robe
- Gainsborough satin chrome internal door furniture
- JDS Cavity slider to the en-suite
- Stairwell design and MDF materials for stringers and treads
- Stylish Tasmanian Oak handrail to the stairwell with chrome brackets
- All required fixings to complete the construction
- Bluescope supplied construction drawings and framing set outs
- All required shire drawings including engineer certification, energy assessment and certified approval
- Soil classification and survey/site plan can be included "at cost" as their costs vary depending on the location

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