



STRAIGHT EDGE
STEEL FRAME HOMES

The Entertainer

136sqm Living Area plus
16sqm combined Patio areas

Premium spec price \$140,046 inc GST.

Inc delivery within 50km of the CBD

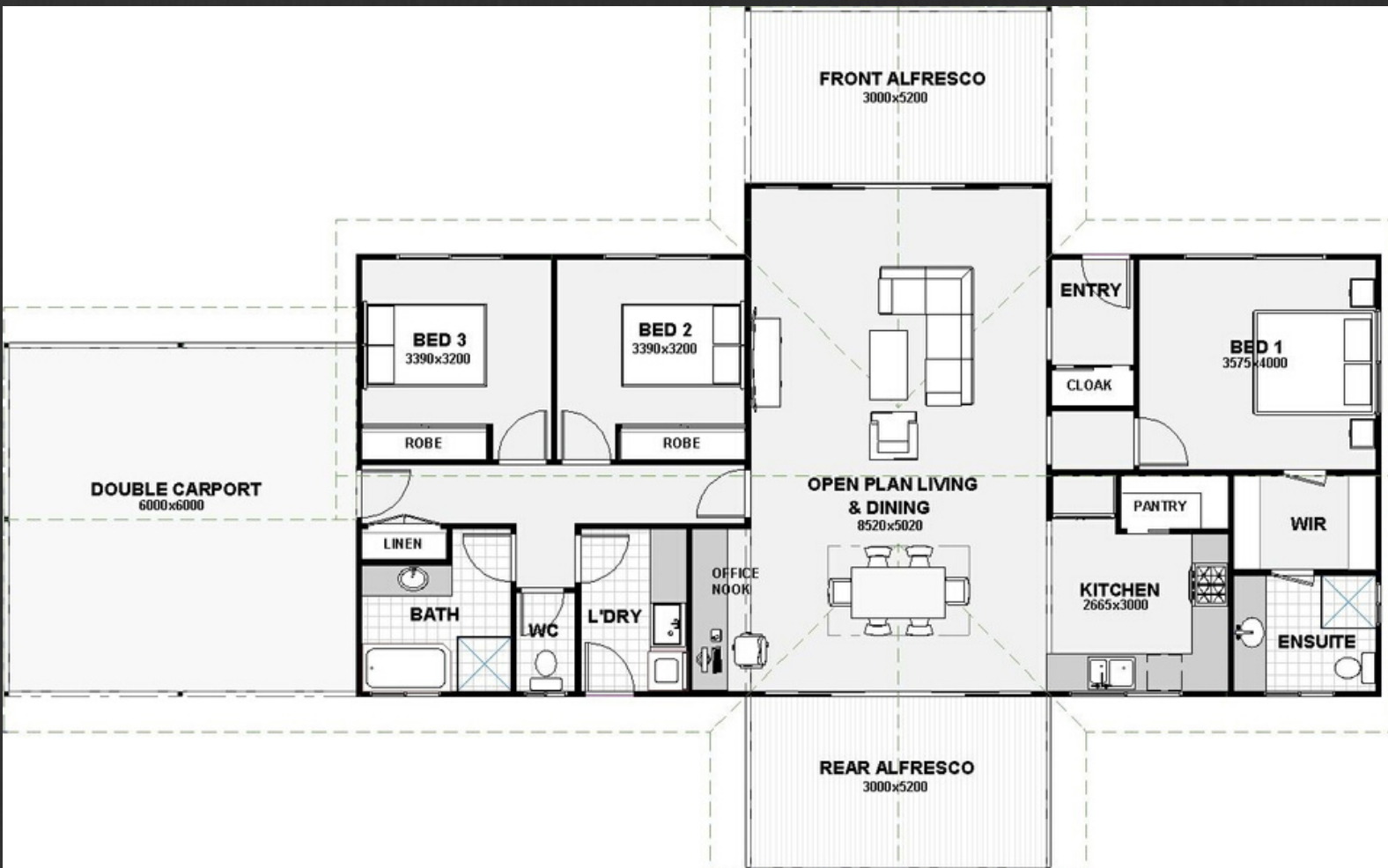


This simple and cost effective design is all about outdoor living with two three metre deep Patio's under the main roof on opposite sides of the home.

This home features three bedrooms including a spacious master suite, two bathrooms, computer nook, and a generous kitchen with a walk-in-pantry.

The open plan living area has raked ceilings, 4.5m wide four panel sliding doors at each end with raking windows making the best use of natural light.

The Floorplan



- 2.7m ceilings throughout the home
- Raking ceiling in the open plan living area
- 4.5m wide sliding doors at both ends of the living area
- 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
- Spacious Master Suite with ensuite and walk-in-robe
- 2 generous secondary bedrooms with built-in-ropes and sliding robe doors
- Double fully lined carport
- Sliding robe doors
- Quality external wall and ceiling insulation
- Walk-in-pantry with space saving cavity sliding door
- 2 x Alfresco areas to use depending on where the weather is coming from

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.

GENERAL INCLUSIONS

EXTERNAL COMPONENTS

- Bluescope Enduro wall and roof framing with a 50 year guarantee.
- 2 x 3m deep gable Alfresco's
- All required structural steel components
- Premium Aluminium windows and sliding doors
- 6.5mm Thermal Wrap to the external walls and roof under the battens
- External claddings including Hardies Primeline Chamferboard and Colorbond
- Fully lined eaves, double carport and Alfresco
- 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
- Room by room set-outs 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
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