



The Straight Edge Message

The more you do yourself, the more you save.

All around this vast state of ours, Straight Edge Steel Frame Homes are busy helping people just like you build the Great Australian Dream: your very own home, Granny Flat or ancillary dwelling.

Just the way you always wanted it to be - with all of the features you wanted. And more importantly, at a price you can afford.

The specialised Straight Edge building system makes it easy, and gives you three options to make your dream come true.

The do-it-yourself Straight Edge Steel Frame Home

This is your opportunity to don the work clothes and do as much of the build as you can, because the more you do, the more you save.

Erect the wall frames and roof trusses, fit the windows, fix the roof and ceiling battens, fascias and gutters, roofing if you can, thermal breaks and external cladding and a lot more. Put it all together yourself and enjoy the unique satisfaction of a job well done.

You'll also be over the moon with the savings you've made too, because the "do-it-yourself" Straight Edge home is the most economical and rewarding way to build.

The do-some-of-it-yourself Straight Edge Steel Frame Home

This is the time when you are in charge - just as it should be. You can supervise the entire building process because the Straight Edge building system is so simple to follow. The Straight Edge construction manual and detailed drawings make it easy.

You can hire a qualified supervisor if you like, or you can personally hire the required tradespeople, allowing you to oversee the entire process and watch your new home come together just the way you knew it would. And the Straight Edge "do-some-of-it-yourself" system will still make you some significant and welcome savings

The don't-do-anything-yourself Straight Edge Home

This way you sit back and leave it to the experts. We will engage our registered builder to control the entire process. He will liaise with you to ensure the fixtures and fittings that are uniquely yours are installed exactly as you would like them, and meet with you weekly to keep you up to date on the progress.

The entire process is handled by your builder, and you don't have to do anything - except of course, to decide on the design that suits your needs and lifestyle to get the home you want and then move in!

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STRAIGHT EDGE
STEEL FRAME HOMES
THE INSPIRATION 3



OWNER BUILDER KIT PRICE IS \$134,350 including GST and delivery within 50km of the CBD

The Inspiration 3 is our most popular design, and is a wonderful family home.

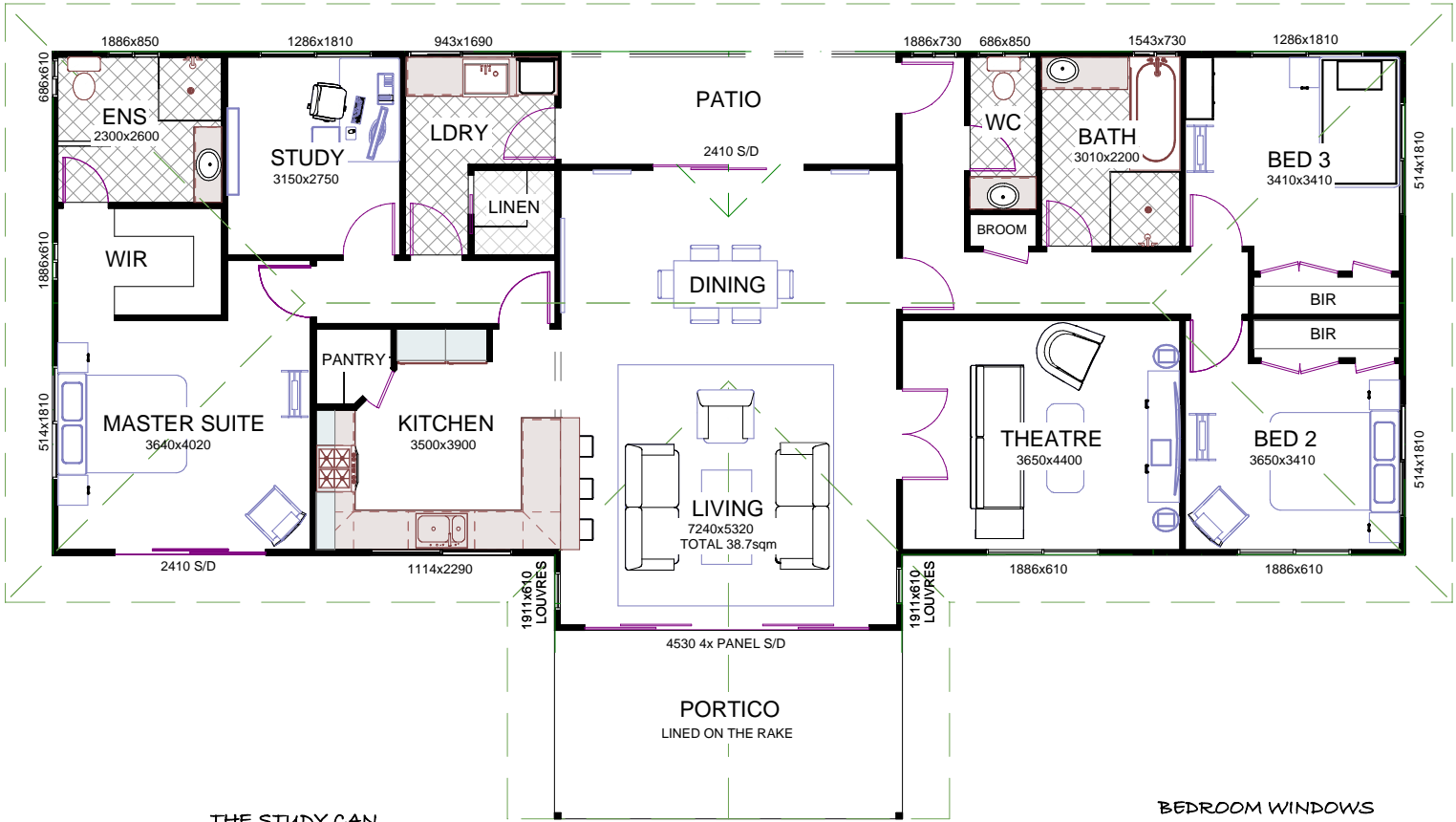
Like all of our designs, the plan you see here on the website can either be bought "as is" or altered to suit your family or block requirements.

The Inspiration 3 can also be supplied on a steel floor system.

Features include;

- 2700 ceilings
- High strength 90mm Bluescope Truecore Enduro steel wall frames and trusses.
- 50 year framing material guarantee.
- Your choice of Colorbond roofing
- 600mm lined boxed eaves
- 3m deep Portico lined on the rake
- Open plan living area with a raking ceiling.
- Separation of living with the parents and kids wings at opposite ends of the home.
- Spacious Master Suite with walk-in-robe, and ensuite.
- Beds two and three are large with built-in-robos.
- A study that can be turned into an extra bedroom.
- Home theatre or games room.
- 4.5m wide four panel sliding door at the front with raking windows.
- Generous glazing around the home including two Breezeway Louvres on the sides of the gable step-out.
- Large walk-in linen
- Laundry can be used as a mud room

THE FLOORPLAN



THE STUDY CAN BECOME A 4TH BEDROOM

BEDROOM WINDOWS DESIGNED FOR COMFORTABLE AIR CIRCULATION

WALK IN LINEN



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WHAT'S INCLUDED

1. Architectural drawings, site plan, engineered working drawings, and ABSA Energy Assessment as required by your local authority.
2. Site sign to display the builders name and licence number.
3. Detailed "How to" layout drawings for wall and roof frames, columns, and wet area wall claddings.
4. All bolts, nuts, washers, screws, rivets, nails, sealants required to complete your new home.
5. Electric screwdriver with sockets and driver bits, clamps, and safety goggles. Yours to keep!
6. Engineered Bluescope Enduro 90mm prefabricated Hi-Tensile steel wall frames numbered for easy matching to the drawings supplied.
7. Engineered Bluescope Enduro 90mm steel roof trusses and ancillary sections labelled for easy identification.
8. Steel roof and ceiling battens, and bracing materials.
9. 6.5mm Thermal Break Roof insulation plus R4.0 Insulation Batts for the entire ceiling area.
10. Aircell Permishield or Insulbreak exterior wall insulation plus R2.0 Insulation Batts.
11. Colorbond corrugated roof sheeting with matching gutters, fascias, barge cappings and flashings as required.
12. Zinalume or Colorbond Downpipes and brackets.
13. All required angles and fixings to secure any component.
14. Fibre cement sheeting for eaves, verandahs or carports to suit individual designs.
15. Quality aluminium windows and sliding doors with matching fly screens.
16. "Hardies Primeline Heritage Weatherboards", or Colorbond external cladding.
17. Stylish solid core front door with pre-assembled hardwood frame, weather seal, and quality door furniture and deadlock.
18. Solid external flat panel rear door with pre-assembled hardwood frame, weather seal and keyed alike locks.



18. 10mm Plasterboard internal linings, 75mm Cove cornice, adhesives and all finishing materials.
19. Moisture resistant MDF skirting boards.
20. Jarrah architraves for the front and rear door frames.
21. One (1) white melamine shelf, hanging rail with dressed timber supports for each built in robe.
22. Four (4) white melamine shelves with supports to linen cupboards.
23. Internal flat pane Redicotel doors.
24. Internal high quality metal knock-down door frames for easy assembly.
25. Attractive satin chrome or chrome quality internal door furniture.