

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!

THE LOW LINE CHALET

OWNER BUILDER

PRICE 70sqm LIVING AREA

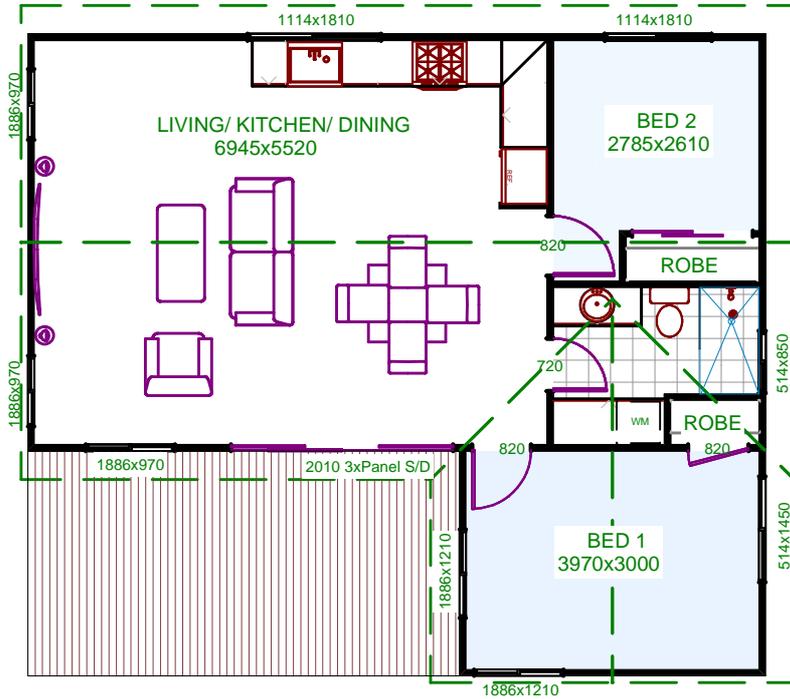
\$50,917 INCLUDING GST & DELIVERY

INCLUDES DELIVERY WITHIN 50KM OF THE CBD

The Low Line Chalet is another of our plans designed to make use of the corner of your yard, and can be easily mirrored to suit a left or right hand configuration.

Like all of our Granny Flat plans, there is always the option to change the floorplan to a one bed dwelling and increase the living area.

Call us for more information on this Granny Flat, and for the kitchen and flooring options available.



**OWNER BUILDER
LOW LINE CHALET INCLUSIONS**

- 90mm Enduroframe wall and roof frames using Bluescope Truecore steel with a 50 year material warranty.
- Metal roof and ceiling battens.
- Colorbond roof sheeting.
- Colorbond fascias and gutters
- Zinclume downpipes, pops and clips.
- Insulblue 6.5mm under roof insulation and thermal break.

- James Hardies Primeline Heritage Weatherboard or Colorbond external cladding (Yes you can mix and match)
- Insulblue 6.5mm underwall insulation creating a thermal and radiant barrier.
- Vaporstop Aluminium tape to fix and seal your insulation.
- Jasons Aluminium Windows and sliding doors with modern facefit sections.
- Flyscreens.
- External and internal corner moulds for an attractive, clean finish around your home.
- All required flashings and pressings.

- Plasterboard internal linings.
- All required flushing compounds, tapes and adhesives.
- Your choice of collated or loose screws to fix your plasterboard.
- 75mm Cove Cornice.
- MDF skirting boards.
- 1 x 450 Melamine shelf and chrome hanging rail to each robe.
- Attractive sliding vinyl wrap robe doors.
- Satin Chrome passage and privacy sets.
- R2.0 Insulation batts to the external walls.
- R4.0 Insulation batts to the ceiling area.
- Accoustic batts to the walls surrounding the bathroom to enhance privacy.
- Metal window reveals for a tough and durable finish.
- All required fixings to complete your home with the materials supplied.

- Engineered certified architectural drawings.
- Min 6 Star Energy Assessment.
- Certified Approval to speed up the shire approval process.
- "How To" onsite plans and instructions.
- Your Owner Builders Kit which includes a cordless screwdriver, adjustable clamps, safety gloves and goggles.

**FULLY BUILT TURN-KEY
LOW LINE CHALET INCLUSIONS**

This outstanding Granny Flat can be fully built for you by the team from Renovations, Extensions and Granny Flats for \$139,995 including GST*, subject to site conditions and access.

In less than 10 weeks your new Granny Flat will be ready to live in.

Features include -

- A stunning, high quality German kitchen from KitchenHaus. KitchenHaus has the Australian distributor rights for the internationally renowned German kitchen manufacturers' RWK/Kuhlmann and Sachsen Kuchen, giving you access to the most cutting-edge technology in cabinetry design, installation and aesthetic anywhere in the World!



Windows make all the difference to the look and style of your home, which is why we use Jason Windows. Feel free to modify the window and door set out on the plan to suit the garden views from your Granny Flat.

The windows included as standard are sliding, however other configurations are available when customising your plans.



- Westinghouse stainless steel cooking appliances to go in your stylish kitchen.
- Bathroom skirting tiling and to 1.8m high in the shower.
- Attractive high quality bathroom fittings and fixtures.
- Premium quality timber laminate floors and carpets on gold underlay.
- All interior and exterior painting. The colour choice is yours.
- Wall and ceiling insulation.
- Lifetime structural guarantee.

Call now on 9440 0929 or 0416 167 553 to arrange a free site inspection.

From the initial meeting to the complete Granny Flat, the team at Straight Edge Steel frame Homes and Renovations, Extensions and Granny Flats are here to make your new build a stress free and enjoyable experience.

We recognise that everyone's needs are different, as their properties, so feel free to ask us about doing a custom design.

