

**SE**  
**STRAIGHT EDGE**  
STEEL FRAME HOMES  
**MULTI GEN SERIES 1**



**OWNER BUILDER KIT PRICE IS \$276,327 including GST and delivery within 50km of the CBD**

The sophisticated Multi-Gen or Multigenerational series are designed to suit the unique needs of the Australian family. With children staying home longer to save a deposit, or elderly parents needing care and support, the Multi-Gen home is the perfect answer.

The Multi-Gen 1 is a large home with the following family friendly features on the ground floor.

- Triple car garage with extra space for storage of bikes, surfboards etc
- 3 large bedrooms on the ground floor including a Master Suite with Ensuite and WIR.
- Bathroom and separate toilet.
- Generous storage.
- Spacious kitchen area with a walk-in pantry.
- Large laundry with good storage capacity.
- Open plan living and dining areas.
- Separate room to the front of the house that can be used as a theatre, lounge, bedroom or home office.
- A studio/ gameroom with bathroom separate from the house, but under the main roof.
- Quality aluminium windows and flyscreens
- Your choice of 1.2m wide feature entry door

The upper floor has been designed as a sanctuary for those needing a space of their own. With 94sqm of living area there are

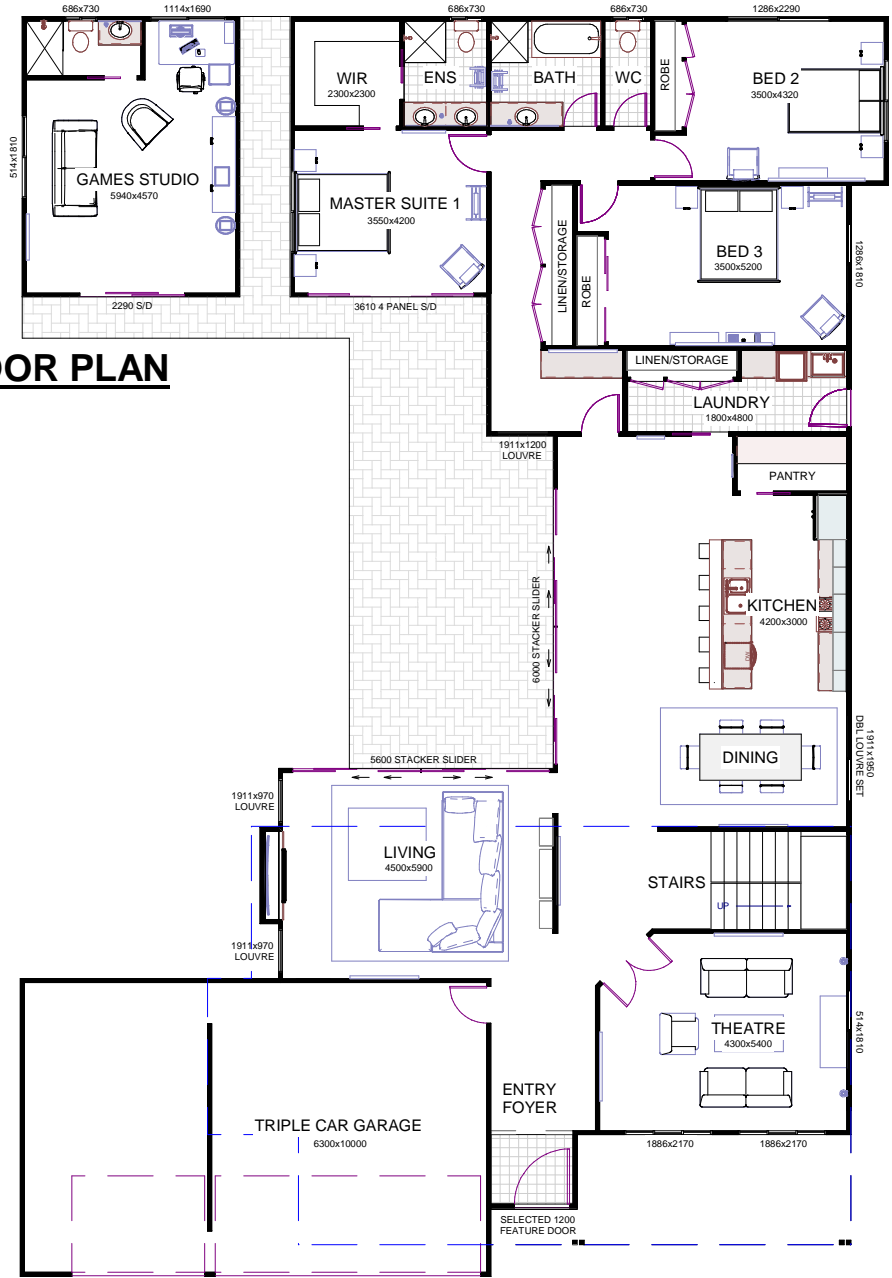
- Two bedrooms,
- Spacious dual ensuite
- Large living area that accommodates a kitchenette
- Dining area

Added to these wonderful features is a 2.4m deep balcony with 28sqm of floor area, you've got tons of room to take in whatever views your new block offers.



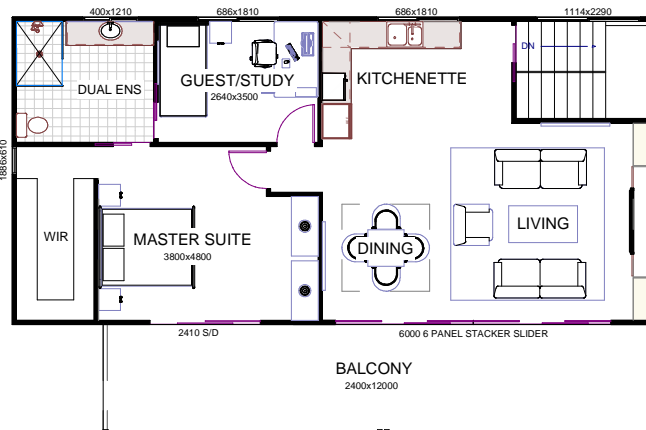
# STRAIGHT EDGE STEEL FRAME HOMES

## THE FLOORPLANS



**GROUND FLOOR PLAN**

**UPPER FLOOR PLAN**



### THE 3D FLOORPLANS

LOTS OF ROBE SPACE      GOOD SIZE BATHROOMS

IS IT A GRANNY FLAT, AN OFFICE, A GAMESROOM? IT'S UP TO YOU!

LARGE 2ND AND 3RD BEDROOMS. BOTH HAVE BUILT IN ROBES.

LAUNDRY HAS A LARGE LINEN PRESS. THIS CAN BE REDUCED TO MAKE MORE BENCH SPACE

THE COURTYARD IS SUITABLE FOR DECKING, CONCRETE OR PAVING

BIG SLIDING DOORS TO LET THE LIGHT AND BREEZES IN.

BIG PANTRY WITH SPACE FOR CABINETS

SPACIOUS KITCHEN WITH VIEWS TO THE LIVING AREAS

MAIN LIVING AREA WITH COURTYARD VIEWS

SECOND LIVING AREA OR THEATRE

HUGE TRIPLE CAR GARAGE-LOTS OF STORAGE SPACE

DUAL ENSUITE, THAN CAN BE BUILT AS A SINGLE



UPSTAIRS RETREAT WITH MAXIMUM NATURAL LIGHT THROUGH LARGE SLIDING DOORS AND WINDOWS

## 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, floor systems, 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. Engineered steel floor system with Aquatite flooring, and compressed cement sheet to the wet areas
9. Steel roof and ceiling battens, and bracing materials.
10. 6.5mm Thermal Break Roofinsulation plus R4.0 Insulation Batts for the entire ceiling area.
11. Aircell Permishield or Insulbreak exterior wall insulation plus R2.0 Insulation Batts.
12. Colorbond corrugated roof sheeting with matching gutters, fascias, barge cappings and flashings as required.
13. Zinalume or Colorbond Downpipes and brackets.
14. All required angles and fixings to secure any component.
15. Fibre cement sheeting for eaves, verandahs or carports to suit individual designs.
16. Quality aluminium windows and sliding doors with matching fly screens.
17. "Hardies Primeline Heritage Weatherboards", Scyon Stria, or Colorbond external cladding.
18. 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.



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