



STRAIGHT EDGE
STEEL FRAME HOMES

The Inspiration 3

189sqm Living area plus the Gable
Portico

Value spec Lock-up Kit \$99,137 inc GST
Full Kit - \$122,314 inc GST.

Premium spec Lock-up Kit - \$107,436 inc
GST

Full kit - \$143,527 inc GST

Includes delivery within 50km of the CBD



The Inspiration 2 is a popular design for owner Builders and Builders alike due to its simplicity of design, ease to build and its use of space to create a 5 bedroom home under 200sqm in floor area.

All bedrooms feature built in robes and generous glazing to encourage the use of natural light.

This home is available in Value Specification with 2.4 ceilings and Colorbond roof sheeting, Hardies Primeline Chamferboard cladding and Scyon Easylap for the end elevations. Other cladding combinations are available including Colorbond



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The Floorplan



Key Inclusions

- Available with 2400 or 2700 ceilings to the bedrooms, wet areas and dining area
- Raking ceiling to ceiling forward of the bulkhead with raking window sections
- 3m deep lined Portico
- Colorbond or Zinalume roofing, gutters, fascias and accessories
- Hardies Primeline Chamferboard or Colorbond external cladding. Other options available
- Solid Core entrance door in hardwood frame with combination deadlock door furniture
- Quality aluminium windows and sliding doors (BAL assessment may affect pricing)
- Plasterboard internal linings to the walls and ceilings
- Cornices, skirting boards, and 450 deep robe shelving plus one chrome hanging rail
- JDS Regal internal door frames
- Flush panel Redicote internal doors with satin chrome door furniture
- Engineer certified plans, Energy Assessment and CDC Approval for a fast shire turn around



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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.



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GENERAL INCLUSIONS

EXTERNAL COMPONENTS

- Bluescope Enduro wall and roof framing with a 50 year guarantee.
- 3m deep gable Alfresco
- 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
- Timber stair components (hand rail not included)
- Room by room setouts 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