THE BOTTLEBRUSH 219.

219m²

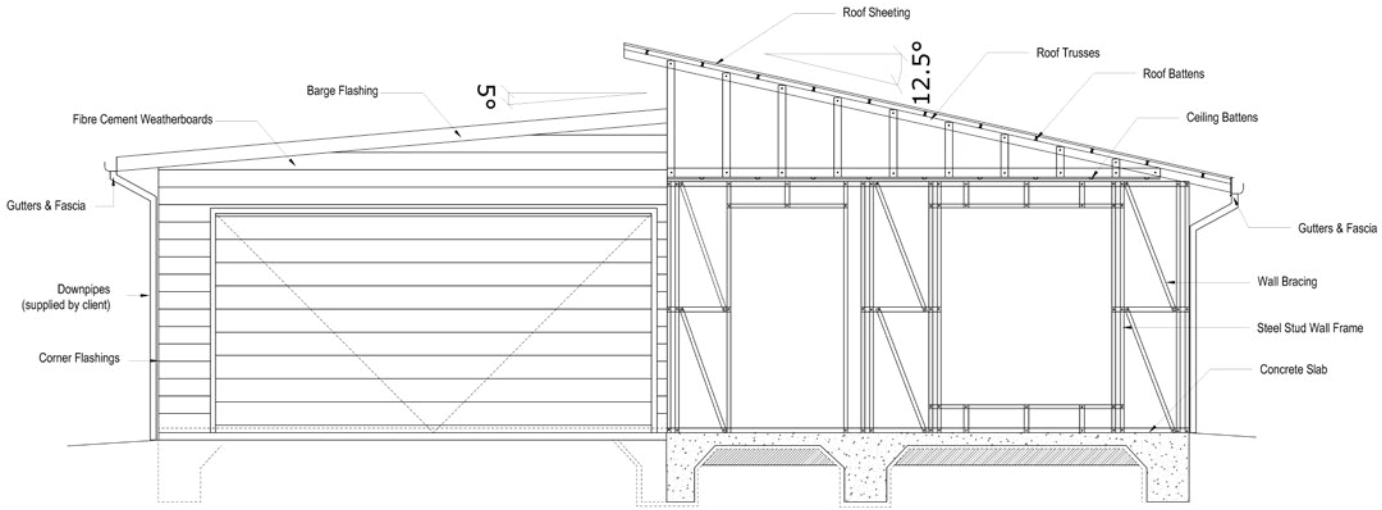
x4 x2 x1

ROOM TO GROW

The Bottlebrush 219 is a 4-bedroom kit home that offers plenty of space in a single storey compact footprint. Designed to suit smaller block sizes, this home is thoughtfully laid out with open plan living and kitchen at the rear, bedrooms and an internal garage at the front. With a weatherboard clad exterior paired with a skillion roof, come home to your slice of modern Australian living with the Bottlebrush 219.

KIT HOME STANDARD INCLUSIONS

This diagram highlights the standard inclusions of the steel kit home.



WHAT SHEDS n HOMES SUPPLY

We supply the steel shell and structural components of your new home, giving you the flexibility to complete the project your way, whether that's as an owner builder or alongside a local builder.

While some competitors offer complete packages that include windows, doors, plasterboard, and plumbing, our steel kit homes focus on the structural essentials. This gives you the freedom to personalise your home's finishes, fixtures, and inclusions to suit your style, needs, and budget.

WHAT YOU WILL NEED TO SUPPLY

If you're planning to manage the build yourself, you'll need to organise and source your own trades, builders, doors, windows, thermal breaks, insulation, plasterboard, flooring, fixtures, lighting, appliances, landscaping, and all other fit-out items through your preferred suppliers. It's important to factor these inclusions into your overall budget from the beginning.

If you choose to work with a local builder, they will typically coordinate the required trades and manage the sourcing of materials and fit-out items throughout the project.

HOW MUCH TIME DOES IT TAKE?

Ultimately, this is up to you! Depending on how you decide to have your home built, your timeline will be dependent on your schedule, the size of your project and availability of trades and materials. By being an owner builder, you will have the distinct advantage of working to a deadline that suits your needs.

PUTTING THE FRAME AND TRUSSES TOGETHER

All of our kit homes come with a comprehensive set of floor and panel plans that clearly outlines each and every section in the most simplistic manner. Our panel-by-panel assembly plans contain easy to understand instructions about what is required at each stage making it efficient and cost effective to get your home off the ground.

AVAILABLE OPTIONS:

- Supply your own cladding
- Upgrade to Nuline® fibre cement weatherboards (BAL-40 compliant weatherboards)
- Select a mirrored floor plan
- Upgrade to a COLORBOND® roof and ridge-capping

BRANDS YOU CAN TRUST. Colorbond® Truecore®

FLOOR PLAN

Note: Amenities and Furnishing shown are illustrative only

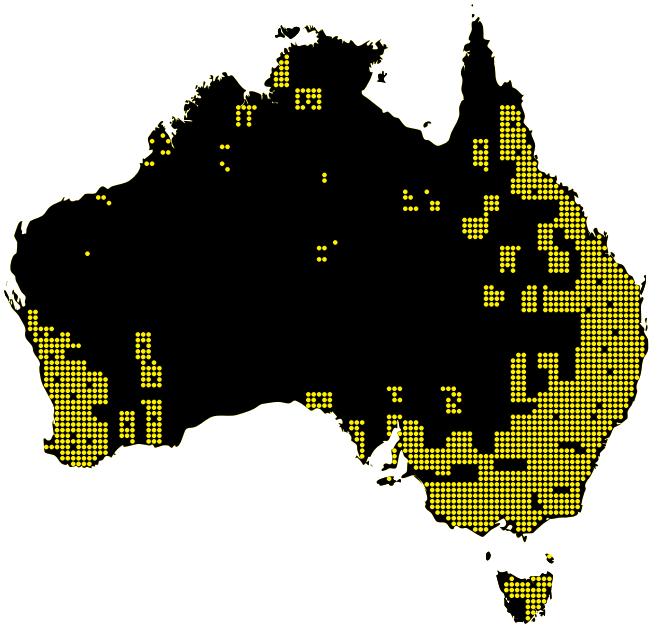
THE BOTTLEBRUSH 219

x4 x2 x1

158m²	Internal
36m²	Garage
24.9m²	Porch & alfresco area

Garage	5.7m x 6.1m
Alfresco	5.6m x 3.5m
Kitchen	2.7m x 4.8m
Living & Dining	6.4m x 4.8m
Master Bedroom	4m x 3.6m
Bedroom 2	3.9m x 3.1m
Bedroom 3	3.9m x 3m
Bedroom 4	3.3m x 3.6m
Ceiling Height	2.7m

PROVIDING STEEL KIT HOMES AUSTRALIA-WIDE SINCE 2000.



ABOUT OUR KIT HOMES

Backed by more than 20 years of experience providing steel kit homes across Australia, you can enjoy the confidence that comes with choosing a trusted national supplier.

OUR HISTORY

Sheds n Homes, is a part of Steelx, a family owned and operated Australian company and leading supplier of steel buildings throughout Australia since 2000. Each year Steelx delivers over five thousand steel buildings to satisfied customers around Australia.

PREMIUM QUALITY

All our kit homes are manufactured from Australian BlueScope Steel using a combination of Genuine BlueScope - 450MPa GALVASPAN® cold-rolled structural members, TRUECORE® steel stud and truss framing, and ZINCALUME® and COLORBOND® steel sheeting options. The Acacia and Bottlebrush kit homes utilise INNOVA Horizontal fibre cement weatherboard wall cladding and Durasheet® fibre cement external eave and ceiling linings.

AUSTRALIAN STANDARDS COMPLIANCE

Our kit homes are designed in accordance with the Building Code of Australia.

MANUFACTURING & DISTRIBUTION LOCATIONS

Sheds n Homes' networked manufacturing helps control logistics costs, reduces manufacturing times and enables the delivery from a local depot to site for most of our clients. Your sales person will discuss delivery options with you.

From time of order, the manufacture and delivery of your steel kit will take between eight and twelve weeks.

Please discuss the time frames for your purchase with your homes specialist.

- 100% TERMITE PROOF
- STRAIGHT AND TRUE
- RECYCLABLE MATERIAL
- NON COMBUSTIBLE
- STRENGTH OF STEEL
- 50 YEAR WARRANTY

GENERAL SPECIFICATIONS

The kit home general specifications are set out below.

STANDARDS AND CODES
This building is designed in accordance with the following codes and standards: NCC: 2022. NCC: 2025. AS/NZS 1170.1:2002 AS/NZS 1170.2:2021 AS/NZS 1170.3:2003 AS/NZS 1170.4:2007 AS 2870:2011 AS 3600:2018 AS 4100:2020 AS/NZS 4600:2018

DESIGN CRITERIA
Unless otherwise stated, this building is suitable for the site wind classification of up to N4 for non cyclonic and C2 for cyclonic. No allowance has been made for earthquake or snow loading. It is the responsibility of the purchaser to ensure that this classification is suitable for the site and proposed building use. This should be obtained from a suitably qualified and insured person/ company.

DIMENSIONS
All dimensions nominated are nominal sizes only.

DRAWING FOR COUNCIL SUBMISSION
Full set of plans for submission to council including engineering approval. Site specific drawings are not provided, eg site plan, drainage plan etc. Site specific reports are also not provided, eg bush fire protection plan, energy efficiency report.

ENVIRONMENTAL CHARACTERISTICS
All components of the steel building are designed to suit the conditions generally described as “non-aggressive”. Care must be taken with any steel building to ensure that regular maintenance is carried out. The suitable conditions and maintenance requirements are defined in the various BlueScope Steel Technical Bulletins.

ROOF AND WALL SHEETING
Roof sheeting is supplied in Corodek®. Wall cladding is supplied in Duraplank® horizontal fibre cement weatherboards in smooth or woodgrain finish.

FASTENERS
All connections are tek screwed. Roof and wall screws provided to Climaseal® 4 standard. All other screws class 3.

EAVE SOFFITS
Durasheet® fibre cement external eave and ceiling linings.

SLAB
Designs provided for Class A, S, M or H1 & H2 soil types.

GUTTERS
The gutter type supplied will be nominated by our supplier as the most common type for your area.

MARKING, CUTTING AND DRILLING
Many components are marked for easy identification and placement and are cut to length. It will be necessary to cut and/or drill some components on site.

COLOURS
Certain products and areas have a limited colour range. Please consult your representative for more information regarding available colours in your area.

DOWN PIPES
Down pipes are to be provided by others to suit your roof and water tank requirements.

WINDOWS AND DOORS
Window and door locations are nominated on the plans. The supply of windows and doors are not included in the quoted price. To avoid on-site damage, these are best purchased locally when required.

DELIVERY*
Delivery is quoted for standard delivery routes. Additional fees apply where the address is beyond the normal route. Alternately, delivery can be organised by the client ex-works.

EX WORKS *
Collection of your steel kit home will be from our supplier’s depots within your nominated city.

* Only where nominated specifically in your purchase agreement. Due to ongoing product development, the seller reserves the right to make design and engineering changes up to the time of commencing manufacture.

READY TO ORDER?

To arrange your purchase agreement, call us today.

Complete payment information including your unique BPAY reference numbers as well as tax invoices can be found in your purchase agreement (contact us to arrange your purchase agreement). This can be in three staged payments: 15% deposit, 45% secondary payment and 40% final payment.

Please note the following payment guidelines:

A) Payment of 15% of your contract price will enable you to receive your floor and engineering plans for you to get your council approvals under way (if not approved, this will be refunded in full).

B) Payment of 45% of your contract price (see your purchase agreement for actual amount) will commence manufacturing. (Allow approx 8 to 12 weeks for manufacture).

NOTE: Option A will not secure the price; you will be subject to any global steel price rise; percentage required may vary subject to state government legislation.

SHEDS n HOMES ACCEPTS THE FOLLOWING PAYMENT METHODS

VISA MasterCard PAY BY CHEQUE BPAY

This document must be read in conjunction with the following conditions: *C&Z indicates COLORBOND® steel wall sheeting and trim and ZINCALUME® roof. All roofing supplied in ZINCALUME® unless otherwise stated. A delivery fee may apply. Building images are representational and are for illustrative purposes only. C2 wind classification available at extra cost. Whilst every care is taken in the publishing of prices and goods, Sheds n Homes reserves the right to correct any errors or misprints at any time without notice. TRUECORE®, ZINCALUME® and COLORBOND® steel are registered trademarks of BlueScope Steel Limited. Please check our website at www.shedsnhomes.com.au for latest changes or alterations of our conditions. For the full terms and conditions go to www.shedsnhomes.com.au/terms-and-conditions or ask your salesperson for a copy.

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