

Beautiful homes... delivered

SmartLivingrange

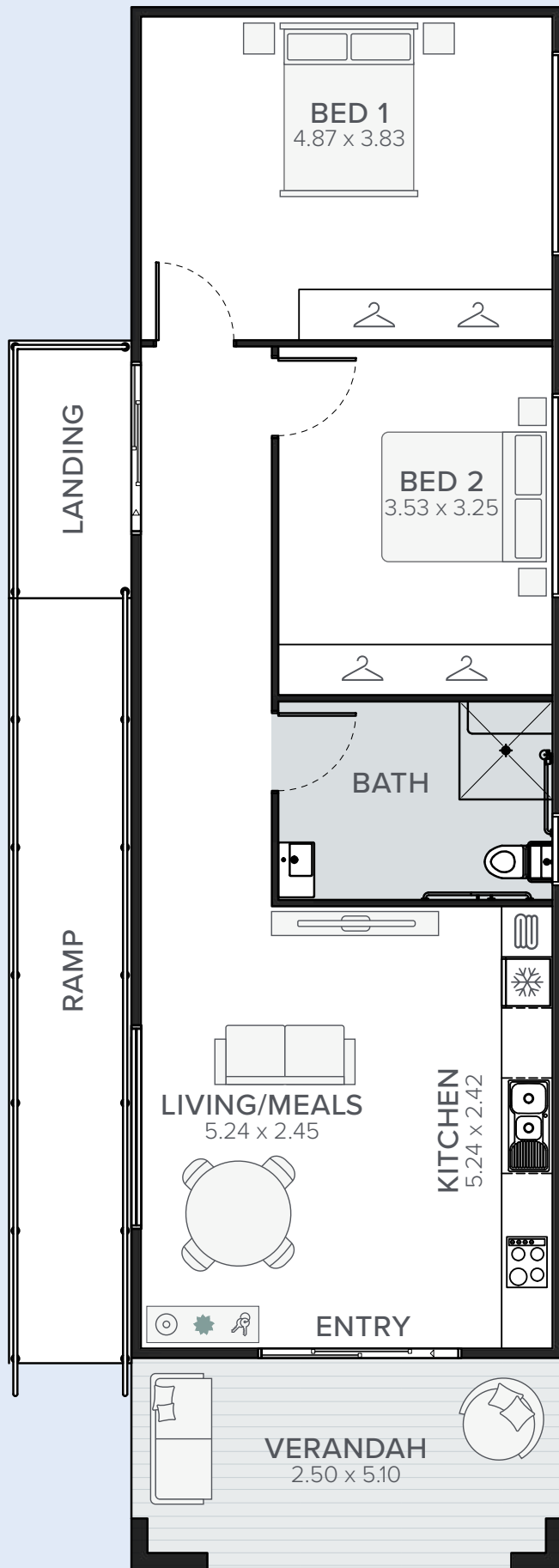


ash accessible living



ash **COASTAL** facade

Our stylish, well-appointed Ash home has been specifically designed for independent living. With ramp access to the home, this design has all the requirements to suit people with limited mobility, whilst creating a stylish and fully accessible space. This home provides generous and comfortable living spaces and is equipped with various accessible and mobility impaired facilities and fittings for guests. The Ash design incorporates a highly functional minimalist layout to provide added comfort without any limitations on accessibility.



14.5m

5.10m

18.50m



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ash accessible living

MARKET

Suitable for accessible living, NDIS accredited short term accommodation tenants and aged and community care providers.

FEATURES

- 2 spacious bedrooms
- Suitable for groups between 4 – 6 people (subject to bedding configuration)
- Built in wardrobes
- Ramp access options to both entry doors
- Independent living designed living, dining and kitchen layout
- Quality Fisher & Paykel kitchen appliances
- Tiled bathroom floor and walls
- BlueScope Truecore® structural framework – exclusive to AllSteel Transportable Homes & MJH Group
- Year-round comfort with effective 6-star energy rated insulation
- Clear glazed aluminum windows with colour-matched fly screens
- Data connectivity including NBN provision
- Laundry optional to suit your requirements



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standard inclusions*

SmartLivingrange | FamilyLivingrange



We pride ourselves on quality, so in every Allsteel home, you are guaranteed the inclusion of the most innovative products and building technologies.

Overflowing with superior features and stunning finishes, enjoy the confidence that comes with owning a home that has been constructed to the highest level, and complete with state of the art appliances and fittings.



allsteel[®]
homes



ESSENTIAL

Working drawings (footings and building)
Engineering tie-down report
CITB (Construction Industry Training Board) levy
Home Owner's Warranty insurance
Local council/Private certifier fees
Energy Efficiency Rating (EER) assessment

STRUCTURAL

Footings & Floor

Concrete block pier footing
Ant caps provided for all non-steel footings (where applicable)
Galvanised structural steel floor joists
22mm Termifloor sheeting standard with 19mm Scyon Secura flooring to wet areas

Wall Framing & Lining

BlueScope Truecore® Steel wall framing (90mm to external walls, 75mm to internal walls)
90mm x 90mm Structural steel posts
Breathable wall wrap to all external walls
22mm min Thermal break batten
10mm Plasterboard internal wall lining
10mm Aquacheck Plasterboard internal lining to laundry, bathroom and ensuite

Insulation

Floor – Bradford R3.0 Gold batt to subfloor
External Walls – Bradford R2.0 Gold batts to all external walls

Internal Walls – Bradford R2.0 Soundscreen to internal walls surrounding wet areas
Ceiling – Bradford R5.0 Gold batts to ceiling areas over internal rooms

EXTERIOR

Weathertex 200mm Primelock smooth planking (9.5mm thick) with concealed fixings

Roof

BlueScope Truecore® Steel hip roof frame per engineers specification
17 Degree roof pitch, unsarked with 300mm eaves
Colorbond® Custom Orb 0.42mm profile
Colorbond® Novaline metal fascia, OGEE gutter and 75mm PVC downpipes

Windows

Dowell clear glazed aluminium sliding windows – colours from Builder's range
Mullion locks (keyed alike)
Obscure glazing to bathroom, ensuite and WC
Aluminium frame colour-matched to window with fibreglass mesh

Painting

Weathertex Planking – Three (3) coats of Watty Solaguard Low Sheen
Doors/Trims – One (1) undercoat and two (2) finishing coats of Watty Solaguard Satin Acrylic (Three (3) coat paint system)
Eaves/Ceilings – Two (2) coats of Watty Solaguard Matte Acrylic
Decking – Watty Weatherguard Prodeck Decking Oil

INTERIOR

Ceiling

2550mm Ceiling height

Internal 10mm Supaceil plasterboard

Porch/Eave – 4.5mm fibre cement lining with plastic joining strips

Moulded plastic manhole with removable access panel

Mouldings

90mm Cove cornice to all rooms

Square dressed Skirting & Architrave – 67mm x 18mm primed MDF

Doors

Internal – Corinthian Impressions range 2040mm x 820mm – primed and painted

Entry – Corinthian Urban range 2040mm x 820mm – primed and painted

Enviroseal frame to all hinged external doors

Sliding – Dowell Aluminium sliding door 2100mm high – powdercoated

Laundry – Corinthian Solid core half glass 2040mm x 820mm with Enviroseal door frame – primed and painted (plan specific)

Tradepro Tristan entrance leverset with single cylinder deadbolt

Keyed deadlock to external sliding doors

Tradepro Tristan passage leversets – privacy set to bathroom, ensuite and WC

Flushpull handles to cavity sliding doors

Gainsborough 6203 Wallstop to all hinged doors

Robes

Space provision as per plan (robes additional cost)

Painting

Walls – One (1) undercoat and two (2) finishing coats of Solver Maxi Wash Flat (Three (3) coat paint system)

Doors/Trims – One (1) undercoat and two (2) finishing coats of Watty Aqua trim water-based enamel (Three (3) coat paint system)

Ceiling – One (1) undercoat and two (2) finish coats of Watty Trade Ceiling White acrylic (Three (3) coat paint system)

KITCHEN

Coloured melamine floor cabinets and benchtops, including flat servery cabinets with 900mm wide tops and back panels to match cabinets, dependent on design, from standard builder's range

One (1) Bank of 450mm drawers and one (1) bank of pot drawers

WIP with four (4) shelves (plan specific) or joiners pantry with two doors and four shelves (plan specific)

20mm Laminate benchtop (Polytec/Laminex/Formica)

Posh Solus MK3 1 3/4 Bowl stainless steel sink with one tap hole 1160mm x 500mm

Posh Solus MK2 Sink mixer (chrome)

Fisher & Paykel Gas cooktop – 600mm (CG604CLPX2) or Fisher & Paykel Ceramic Electric cooktop – 600mm (CE604CBX2)

Fisher & Paykel Built in oven – 600mm (OB60SC5LCX1)

Fisher & Paykel Canopy rangehood – 600mm (HC60DCXB3)

Ceramic wall and floor tiles from Builder's range – up to 700mm high, above all benchtops (Floor tiles not included)

BATHROOM

1520mm Acrylic inset bath (white) with chrome pop-up waste (plan specific)

Kado Lux Square vanity basin with one tap hole 415mm

Laminate benchtop and two (2) coloured melamine doors 800mm high (nominal) bevelled edge mirror to length of vanity

Posh Solus MK3 Mixers (polished chrome) to vanity, shower and bath

Nikles Pearl Wall shower head (chrome)

Clear toughened glass Pivot 2000mm semi-framed shower cubicle

Posh Domaine close coupled rimless toilet suite with soft close seat

Mizu Drift chrome double towel rail (600mm) and toilet roll holder (located as per plan)

Ceramic wall and floor tiles from Builders range – 2000mm high in shower and 1200mm high elsewhere. Fully tiled floor

All shower floor areas graded

One (1) chrome square floor drain to each shower area

WC – Ceramic wall and floor tiles from Builder's range – one (1) skirt tile high skirting. Fully tiled floor

LAUNDRY

Seima Tilos Metal tub and cabinet or Classic 45L Inset Trough with 2 tap holes (plan specific)

Posh Solus MK2 Sink mixer (chrome)

Ceramic wall and floor tiles from Builder's range – up to 700mm high above all benchtops. Fully tiled floor (plan specific)

ELECTRICAL & GAS

Hanico 9W Downlights

Two (2) External wall mounted weatherproof batten lights

Clipsal Iconic series light switches

Clipsal Iconic range GPOs

One (1) Exhaust fan to each bathroom/ensuite

Two (2) TV aerial points

One (1) Telephone connection point

NBN Provision with conduit and draw wire and LUCA box

Single bathroom home: Rheem 20L 50°C instantaneous gas continuous flow unit (LPG)

Two bathroom home: Rheem 26L 50°C instantaneous gas continuous flow unit (LPG)



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***IMPORTANT NOTICE:**

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