

Beautiful homes... delivered

# FamilyLivingrange



elliston



Brimming with quality features and stunning finishes throughout, the Elliston is a bold, contemporary example of clever modern home design. Walk in and immediately discover the best elements of modern living which is not to be outdone by the combined entry and verandah area, which is ideal for entertaining. An expansive open plan living area ensures plenty of space to enjoy quality family time, plus with two separate living areas, there is space for every member of the family to kick back and enjoy their favorite pastime. These lifestyle areas are ably complemented thanks to secluded bed and bathroom amenities, offering the ideal private space to retreat.

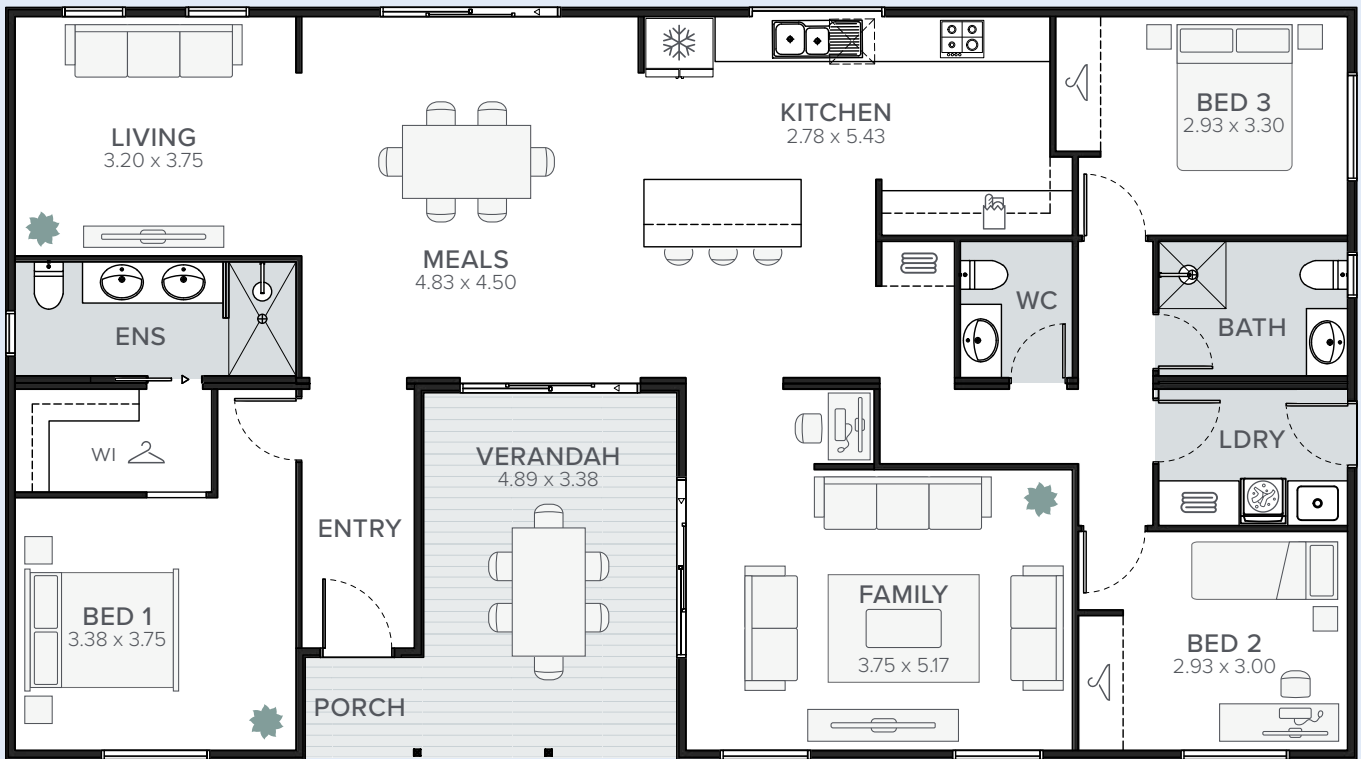
If you are looking for spacious living with loads of lifestyle options or just the perfect place to enjoy a little more privacy, the Elliston offers the ideal environment to bring your dream to life.

# elliston

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18.05m

10.05m



## MARKET

Suitable for medium to large sized families that love to entertain.

## FEATURES

- 3 spacious bedrooms including private master suite off entry
- Suitable for groups between 6–8 people (subject to bedding configuration)
- Formal entry integrated into front verandah
- Galley kitchen design featuring large walk-in pantry and large island bench
- Quality Fisher & Paykel appliances
- Separate powder room ideal for guests when entertaining

- 2nd living space for the kids to retreat, with desk nook off kitchen area
- Tiled bathroom floor and walls
- Supaloc structural framework featuring BlueScope Truecore® steel – available on all AllSteel Transportable Homes
- Year-round comfort with effective 6-star energy rated insulation
- Clear glazed aluminium windows with colour-matched fly screens
- Data connectivity, including NBN provision

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homes

# 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.



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## 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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