

New Dwellings



Any questions?

Contact Isaac on [0487 256 061](tel:0487256061)
or email isaac@theshedhouse.com.au
to discuss your new project.

Key things to remember

01 Concrete Slab or Suspended Floor

All of our designs can be built on either a concrete slab (flat sites) or suspended floor foundation (sloping sites). Our experienced team will help you determine the most appropriate foundation for your site and budget. Changes with our designer to best design a home that suits your needs and site requirements.

02 Kit, Lock Up or Turn Key

We offer Kit, Lock Up or Turn Key Building Solutions for your new project. Our Turn Key package includes Design, Soil Test, Energy Efficiency, Engineering, Council Approvals & Construction. A full list of the inclusions for each package is available toward the end of this document.

03 Base Estimates & Site Specific Costs

Our estimates are based on our standard range of inclusions and do not include any site specific costs such as Waste Systems, Water Tanks, Scaffolding or Service Connections. These costs are quoted relative to your design.

04 Custom Designs

Our concept plans are intended to help guide you with pricing and establish a base design for your new home. Your design package includes 3 full rounds of changes with our designer to best design a home that suits your needs and site requirements.

05 Material Selections

You are in complete control of how your new building is finished. Choose from a full range of internal and external material selections. Whether it's cabinetry or cladding, you have the freedom to choose a style that suits you. And No, you don't HAVE to have steel cladding.

06 Disability Access

As is required for all new homes in QLD as of 2024, the disability access requirements for your dwelling will be assessed on a site by site basis.

07 Display House

Our 90m2 Granny Flat (Ilkley 90) is available for inspection by appointment. Contact our team to arrange your inspection today.

08 Site Visits

After inspection of the Display Home, for serious enquiries we offer an obligation free site consultation to prepare your Preliminary Proposal.



Price List

Concrete Slab Foundation

For flat sites, a concrete slab foundation is preferred. A concrete slab will typically be your cheapest option for a new home. Additional costs are incurred if earthworks or retaining walls are required to provide a flat building envelope.

Price List

Design	GFA (m2)	Patio (m2)	Bed	Bath	Kit	Lock Up	Turn Key
Flannel Flower	23	2	1	1	\$25,000	\$47,500	\$123,000
Hunchy	38	14	1	1	\$40,000	\$78,000	\$168,000
Ilkley	45	23	1	1	\$47,500	\$90,000	\$187,000
Ilkley	60	37	2	1	\$59,000	\$110,210	\$220,000
Bluegum	64	-	1	1	\$54,000	\$95,500	\$199,000
Lake Macdonald	65	55	2	1	-	-	-
Ilkley	90	38	2	1.5	\$85,000	\$150,000	\$296,000
Tanawah	90	26	2	2	\$79,000	\$142,500	\$291,000
Ilkley	120	75	3	1.5	\$99,000	\$187,000	\$356,000
Coolabine	125	25	3	1.5	-	-	-
Woodlands	125	32	3	1	\$94,000	\$174,000	\$332,000
Noosa	153	23	3	2.5	\$106,000	\$191,000	\$376,000
Doonan	200	127	4	2.5	\$179,000	\$321,000	\$560,000

All price estimates are based on our standard range of inclusions and do not include any site specific items. This includes items such as water tanks, waste systems, service connections & scaffolding.

All of our designs can be built on either a **Concrete Slab** or **Suspended Floor Foundation**. Pricing can be requested for any designs not listed.

Estimates do not include an allowance for disability ramps or scaffolding.

Price List

Suspended Floor Foundation

For sloping sites or uneven ground where a concrete slab would be unpractical, we are able to use a Suspended Floor Foundation (“on posts”). Suspended floor foundations are used to avoid the need for major earthworks.

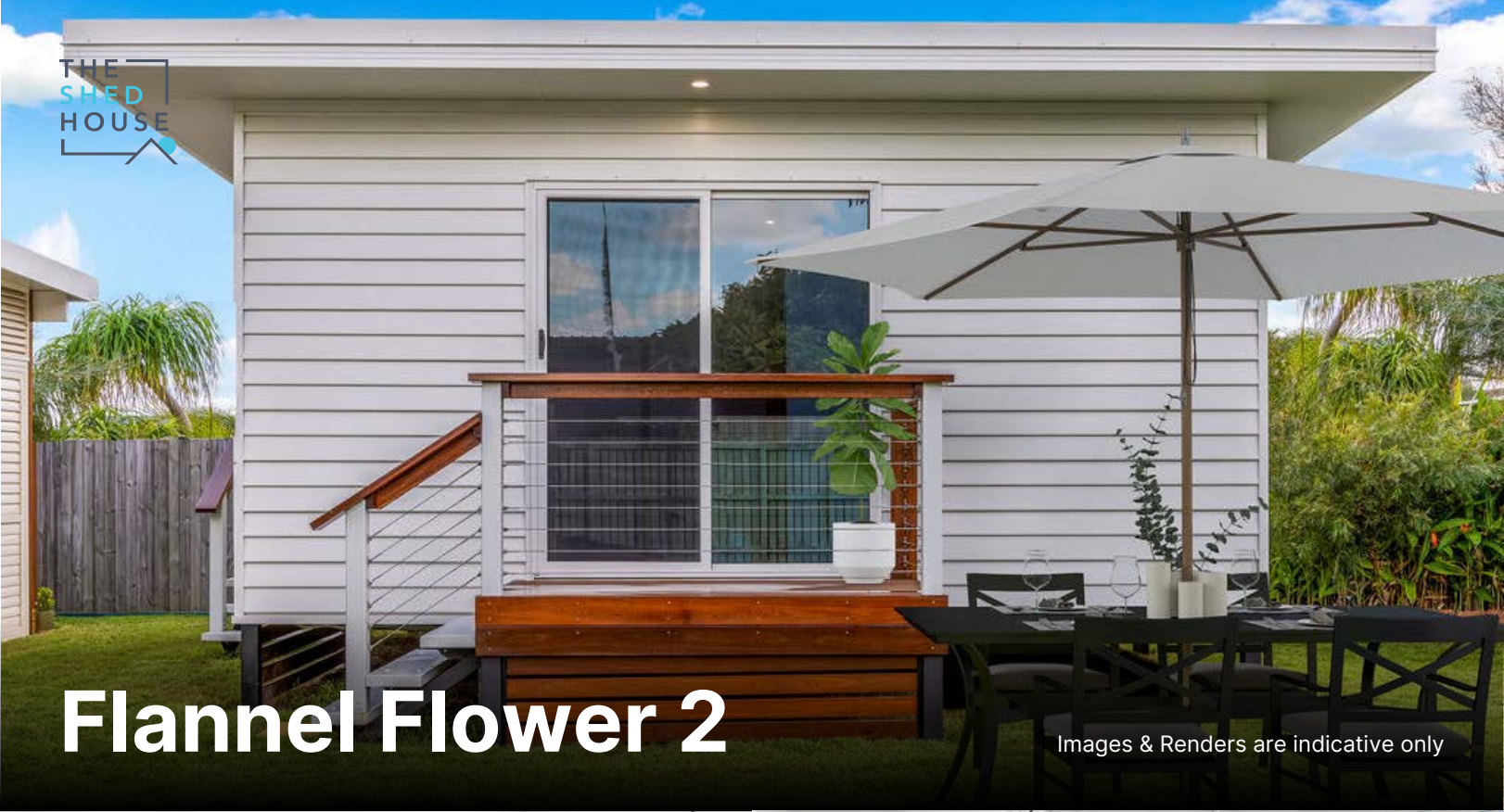
Price List

Design	GFA (m2)	Patio (m2)	Bed	Bath	Kit	Lock Up	Turn Key
Flannel Flower	23	2	1	1	-	-	-
Hunchy	38	14	1	1	\$55,000	\$96,000	\$192,000
Ilkley	45	23	1	1	\$70,000	\$120,000	\$221,5000
Ilkley	60	37	2	1	\$78,000	\$145,000	\$263,000
Bluegum	64	-	1	1	-	-	-
Lake Macdonald	65	55	2	1	-	-	-
Ilkley	90	38	2	1.5	\$114,000	\$195,000	\$351,000
Tanawah	90	26	2	2	\$111,000	\$177,000	\$332,000
Ilkley	120	75	3	1.5	\$140,000	\$252,000	\$432,000
Coolabine	125	25	3	1.5	-	-	-
Woodlands	125	32	3	1	\$135,000	\$213,000	\$382,000
Noosa	153	23	3	2.5	\$147,000	\$239,000	\$437,000
Doonan	200	127	4	2.5	\$236,000	\$412,000	\$670,000

All price estimates are based on our standard range of inclusions and do not include any site specific items. This includes items such as water tanks, waste systems, service connections & scaffolding.

All of our designs can be built on either a **Concrete Slab** or **Suspended Floor Foundation**. Pricing can be requested for any designs not listed.

Estimates do not include an allowance for **disability ramps** or **scaffolding**.








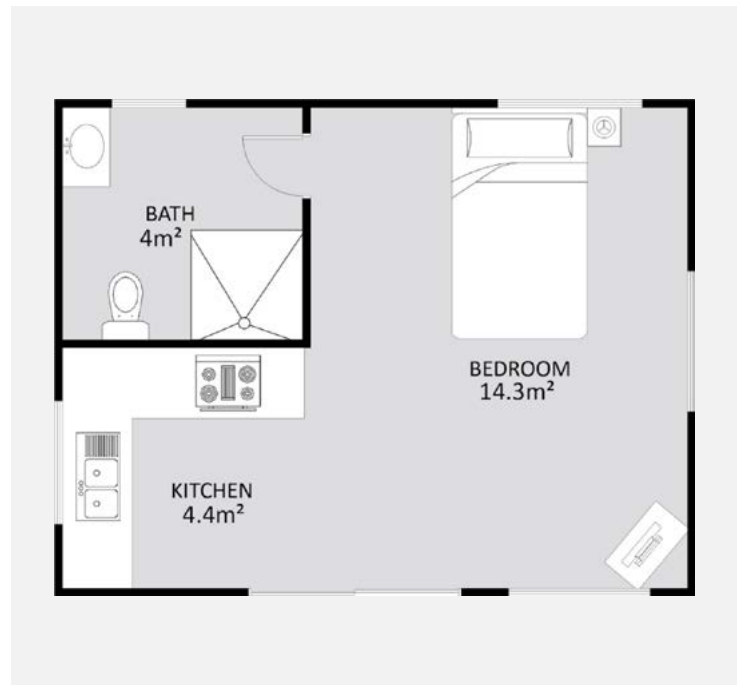
Flannel Flower 2

Images & Renders are indicative only



Specifications

	Bedrooms	1
	Bathrooms	1
	Enclosed area	23m²
	Patio area	2m²
	Enclosed Dimensions	5.4m x 4.2m



Choose from kit, lock up or turn key solutions. We will help you through the process.








Hunchy 38

Images & Renders are indicative only



Specifications

	Bedrooms	1
	Bathrooms	1
	Enclosed area	38m ²
	Patio area	14m ²
	Enclosed Dimensions	9.15m x 4.15m



Choose from kit, lock up or turn key solutions. We will help you through the process.








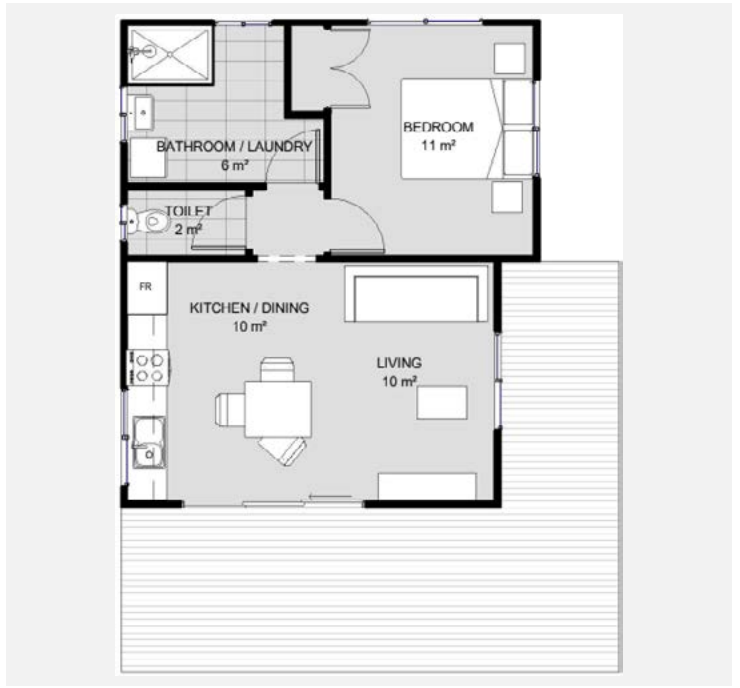
Ikley 45

Images & Renders are indicative only



Specifications

	Bedrooms	1
	Bathrooms	1
	Enclosed area	45m ²
	Patio area	23m ²
	Enclosed Dimensions	7.4m x 6.1m



Choose from kit, lock up or turn key solutions. We will help you through the process.



Keep it local

By choosing The Shed House you are supporting
LOCAL manufacturing and trades.








Ilkley 60

Images & Renders are indicative only



Specifications

	Bedrooms	2
	Bathrooms	1
	Enclosed area	60m ²
	Patio area	37m ²
	Enclosed Dimensions	8.4m x 7.1m



Choose from kit, lock up or turn key solutions. We will help you through the process.








Bluegum 64

Images & Renders are indicative only



Specifications

	Bedrooms	1
	Bathrooms	1
	Enclosed area	64m ²
	Patio area	N/A
	Enclosed Dimensions	8m x 8m



Choose from kit, lock up or turn key solutions. We will help you through the process.








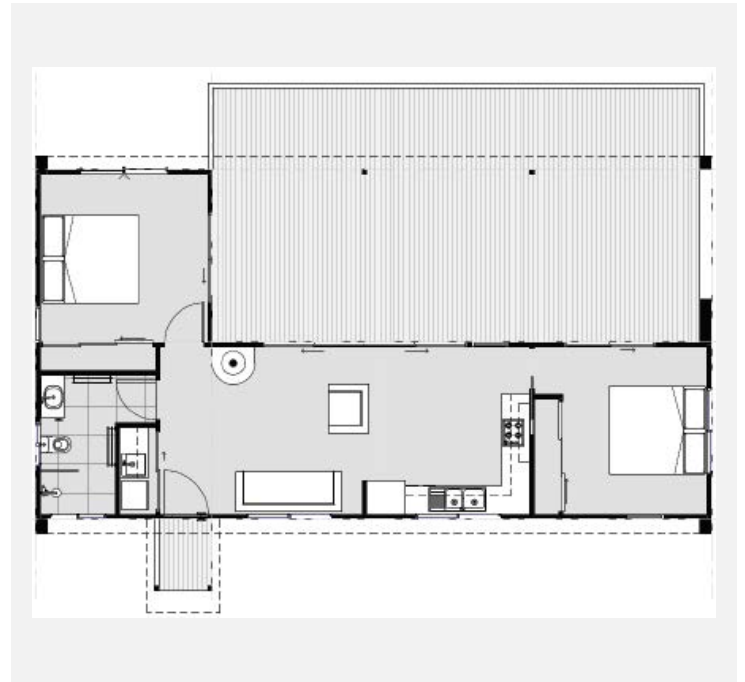
Lake Macdonald 65

Images & Renders are indicative only



Specifications

	Bedrooms	2
	Bathrooms	1
	Enclosed area	65m ²
	Patio area	55m ²
	Enclosed Dimensions	14.5m x 3.5m



Choose from kit, lock up or turn key solutions. We will help you through the process.



Can I customise the design?

Our Preliminary Process allows for 3 full rounds of changes with our Architect. Design a home that suits your needs AND style!








Ikley 90

Images & Renders are indicative only



Specifications

	Bedrooms	2
	Bathrooms	1.5
	Enclosed area	90m²
	Patio area	38m²
	Enclosed Dimensions	9m x 10m



Choose from kit, lock up or turn key solutions. We will help you through the process.




Tanawah 90

Images & Renders are indicative only



Specifications

	Bedrooms	2
	Bathrooms	2
	Enclosed area	90m ²
	Patio area	26m ²
	Enclosed Dimensions	12.8m x 7m

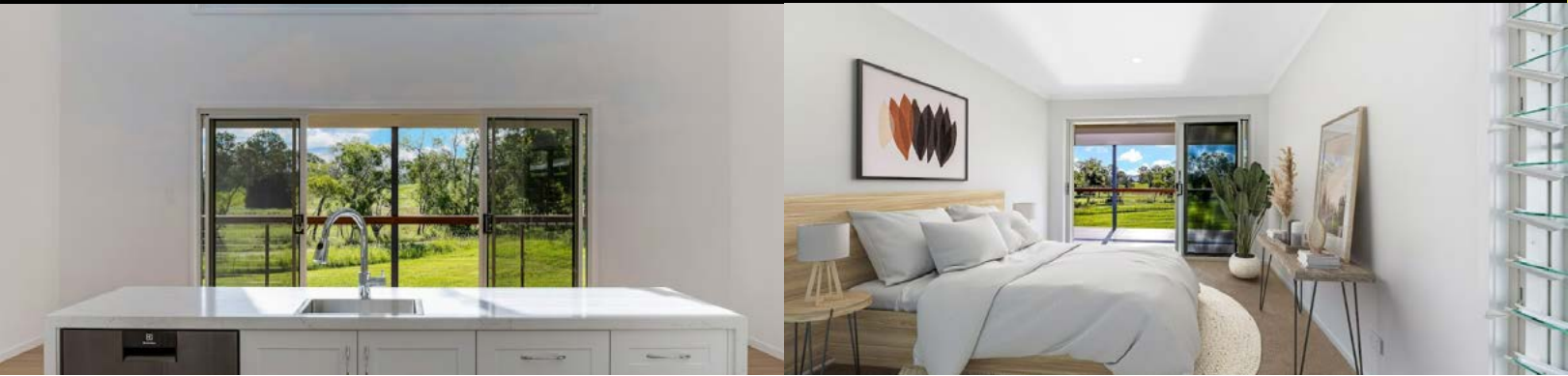


Choose from kit, lock up or turn key solutions. We will help you through the process.



Ilkley 120

Images & Renders are indicative only




Specifications

 Bedrooms **3**

 Bathrooms **1.5**

 Enclosed area **120m²**

 Patio area **75m²**

 Enclosed Dimensions **14m x 8.6m**



Choose from kit, lock up or turn key solutions. We will help you through the process.



Consider the environment

All of our new dwellings go through full energy efficiency testing to ensure they comply with modern standards.








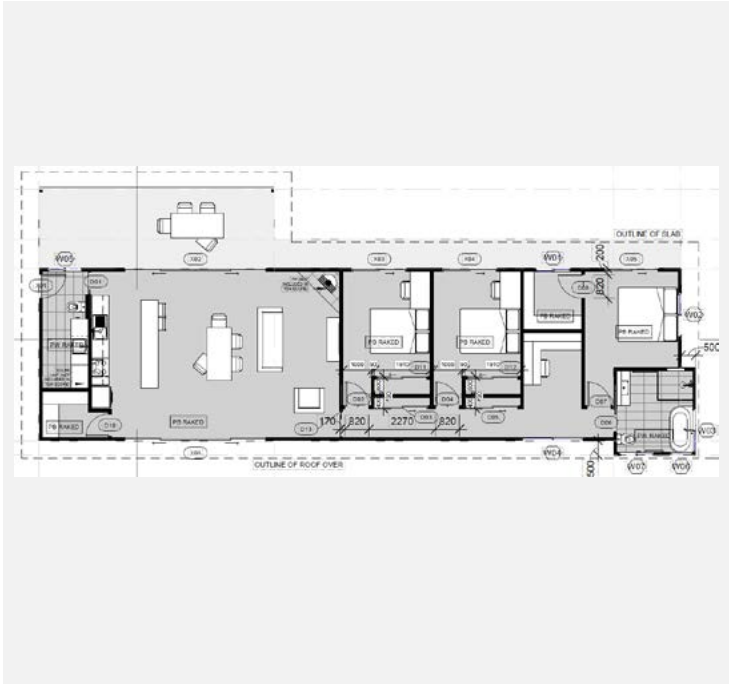
Coolabine 125

Images & Renders are indicative only



Specifications

	Bedrooms	3
	Bathrooms	1.5
	Enclosed area	125m²
	Patio area	25m²
	Enclosed Dimensions	6.25m x 20m



Choose from kit, lock up or turn key solutions. We will help you through the process.








Woodlands 125

Images & Renders are indicative only



Specifications

	Bedrooms	3
	Bathrooms	1
	Enclosed area	125m²
	Patio area	32m²
	Enclosed Dimensions	16.3m x 8m



Choose from kit, lock up or turn key solutions. We will help you through the process.







Noosa 153

Images & Renders are indicative only



Specifications

	Bedrooms	3
	Bathrooms	2.5
	Enclosed area	153m²
	Patio area	41m²
	Enclosed Dimensions	19.1m x 8m



Choose from kit, lock up or turn key solutions. We will help you through the process.



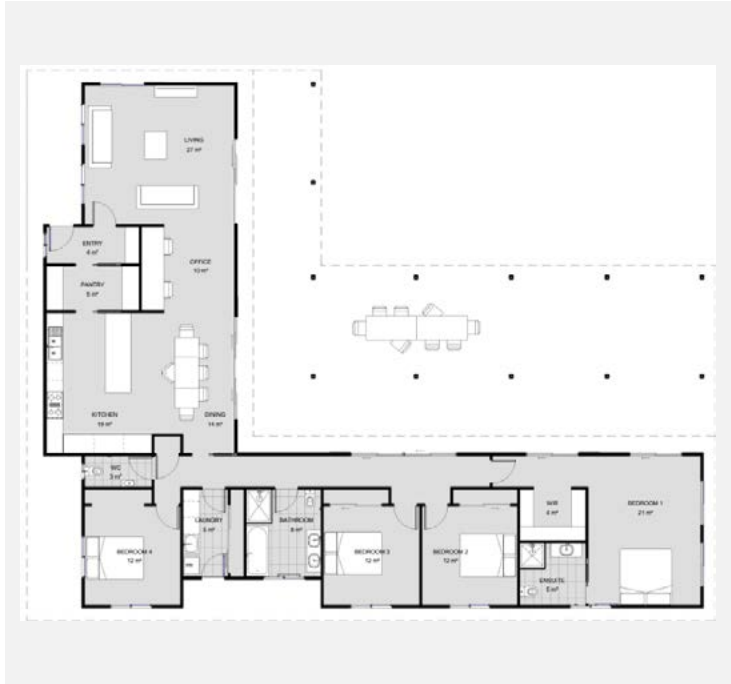
Doonan 200

Images & Renders are indicative only



Specifications

	Bedrooms	4
	Bathrooms	2.5
	Enclosed area	200m ²
	Patio area	127m ²
	Enclosed Dimensions	38m x 6m



Choose from kit, lock up or turn key solutions. We will help you through the process.

Where do we build?



Green Zone

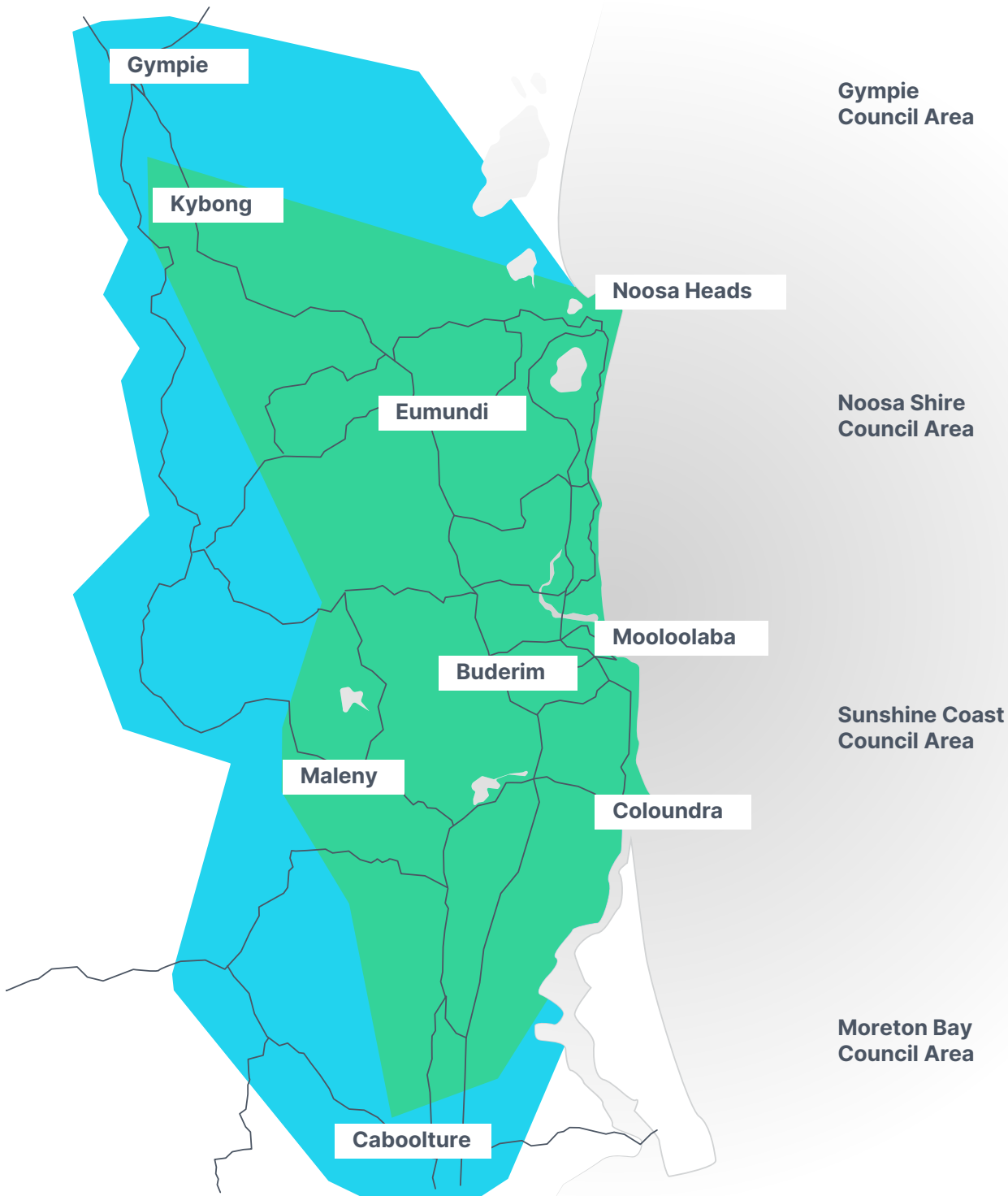
Within our regular service area.



Blue Zone

May incur additional travel fees.

Please enquire with our team to see if you are in either service region. All other areas by application.



Kit & Lock Up Inclusions

Remember we can customise our kits to suit you. Here is a guide of what we include.



Kit Inclusions

- Frame engineered to N3 wind rating – Form 15
- TRUECORE - Steel frame
 - Prefabricated wall frames
 - Prefabricated roof trusses or rafters
 - Ceiling battens
 - Roof battens
 - Frame hardware
- 2.4 high ceilings
- **Raked ceilings if marked**
- 600mm eaves
- Corrugated roof sheets
- Corrugated wall sheets
- Colour matched guttering and flashings
- Aluminium windows and doors
- Timber entry door
- Soffit board to eaves only (not verandah ceilings)
- Roof blanket insulation
- Wall sarking



Lock Up Inclusions

- All kit items constructed on your site
- Form 15 concrete slab designs
- Class 1A compliant concrete slab (subject to soil conditions)



Optional Upgrades

- Suspended floor system
- Raked ceiling
- Patio roof
- Delivery to site to be quoted



Exclusions

All items not mentioned above.



Any questions?

For clarification on kit only and lock up options please talk to our team today.



Getting Started

Struggling with Design and Approvals? We can help! Add on our Getting Started Package:

- Architectural Design
- Energy Efficiency
- Building Certification
- Plumbing Approval
- Soil Testing and Slope Stability
- Waste Water Design
- Bushfire Reports
- Site Survey



Turn Key Inclusions



The Essentials

- Architectural design
- Energy efficiency
- Building certification
- Plumbing approval
- Soil testing
- Structural engineering – form 15 – N3 wind rating
- Footing, frame and completion inspections
- Preparation of building contract and selections document
- QBCC insurance and QLeave



Lock Up Construction

- TRUECORE - Steel frame
 - Prefabricated wall frames
 - Prefabricated roof trusses or rafters
 - Ceiling battens
 - Roof battens
 - Frame hardware
- 2.4 high ceilings
- **Raked ceilings if marked**
- 600mm eaves
- Corrugated roof sheets
- Corrugated wall sheets
- Colour matched guttering and flashings
- Aluminium windows and doors
- Timber entry door
- Soffit board
- Roof blanket insulation
- Wall sarking
- Construction of the above items
- Class 1A concrete slab – subject to engineering design



Interior

- Wall and ceiling batt insulation
- Quality vinyl planks throughout



Kitchen

- Quality Laminex finishes to doors and panels
- 30mm Laminate benchtops
- Single stainless steel sink
- Whiteboard shelving inside cabinets
- Cupboard and drawer units as per kitchen design
- Fridge space
- Flick mixer tap to kitchen
- 600mm builders range underbench electric oven
- 600mm builders range electric cooktop
- 600mm builders range rangehood
- Tile splash back following benchtops



Bathroom & Laundry

- Ceramic dual flush toilet suite
- Builders range roll holder and 600mm towel rail
- Flick mixer to laundry sink with 42L utility sink
- Pivot shower screen - set size
- Vanity basin in bathroom/s
- Tiles to floor, skirting tiles and tiles to bath area (including nib wall and bath splash)
- Tiled shower and walls
- Tiled vanity splashback



Bedrooms

- Built-in robes with hanging rail, 3 shelves
- Vinyl finish sliding doors



Electrical & Plumbing

- All electrical and plumbing complete within your home
- Double power points throughout
- Switch board with circuit breaker fitted for safety
- Smoke alarms connected to mains supply with backup power supply
- Electric hot water unit, size based on individual requirements
- One weatherproof double powerpoint, outdoors
- TV aerial point
- LED downlights throughout
- Exhaust fan to bathrooms and toilet



Lock Up & Delivery

Final internal clean before handover.

[Continued overleaf...](#)



Turn Key Inclusions

Optional Extras & Upgrades

- Stone Benchtops to kitchen
- Dishwasher
- Tinted windows
- Weathertex or James Hardie Scyon Cladding
- 2550mm or 2700mm ceiling height
- Raked ceilings
- Square cornice
- Additional down lights / powerpoints / exterior sensor lights
- Full height tiling in wet areas
- Concrete driveways and pathways
- Additional shelving to wardrobes
- Ceiling fans and air-conditioning

Floor System

By Request

- Steel floor system
- Hardwood decking
- Stainless steel wire balustrade
- Galvanised stair stringer
- Hardwood stair treads

Excluded Items

We shall discuss the below items once we have completed a site assessment and discussed your specific needs.

- Slope Stability
- Waste Water Design
- Bushfire Reports
- Site Survey
- Town planning and council relaxation fees
- Crane hire and scaffolding
- Window furnishings
- Water tanks and pumps
- Waste water treatment systems
- Stormwater connection
- Mains electrical power connection
- Sewer line connection
- Gas connections, gas supply
- Rock excavation and site clearing
- Landscaping, access driveways and retaining walls
- Perimeter subfloor skirting
- Temporary power, site toilet and security fencing





We are a **family owned** and operated small business, located on the Sunshine Coast. Our dedicated team of **local** builders, architects, interior designers and other professional trades people provide you with sound advice and quality workmanship. We take **pride** in building unique living alternatives for our local communities.

Contact us to see how our family can find the right housing alternative for yours.

For all enquiries:

 **PHONE 0487 256 061**

 **EMAIL isaac@theshedhouse.com.au**



Let's design your dream Granny Flat today

www.theshedhouse.com.au

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