

# KIT HOMES



# 5 Reasons to Build a Kit Home with The Shed House

1. **QUALITY MATERIALS** - Manufactured using TRUECORE steel, our frames and cladding are light-weight yet very strong.

2. **QUICK INSTALLATION** - Prefabricated frame panels allow for quick and easy on-site installation.

3. **ACCURACY** - FrameCad technology means all of our frames are prepunched, dimpled, and cut to length within millimetre accuracy.

4. **EASY TO FOLLOW INSTRUCTIONS**- All of our Kit Homes come with step by step instructions.

5. **LOCAL SUPPORT TEAM** - Our team of professionals will guide you through the process one step at a time, ensuring an enjoyable and informed Owner Builder experience.

Our designs are SLOPING BLOCK friendly. Enquire today to find out more!

[enquiries@theshedhouse.com.au](mailto:enquiries@theshedhouse.com.au)

0487 256 061

**Any questions?**

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

# Meet our team of passionate professionals



The Shed House is a Sunshine Coast based construction business established in 2018. We are a young, energetic team, determined to make the building journey enjoyable for all of our clients.

We do this by having a clear step-by-step process for both ourselves, and our clients, to follow along during the building journey.

We believe that local knowledge, clear communication, easy to understand documentation and quality workmanship, are the keys to a successful building journey.

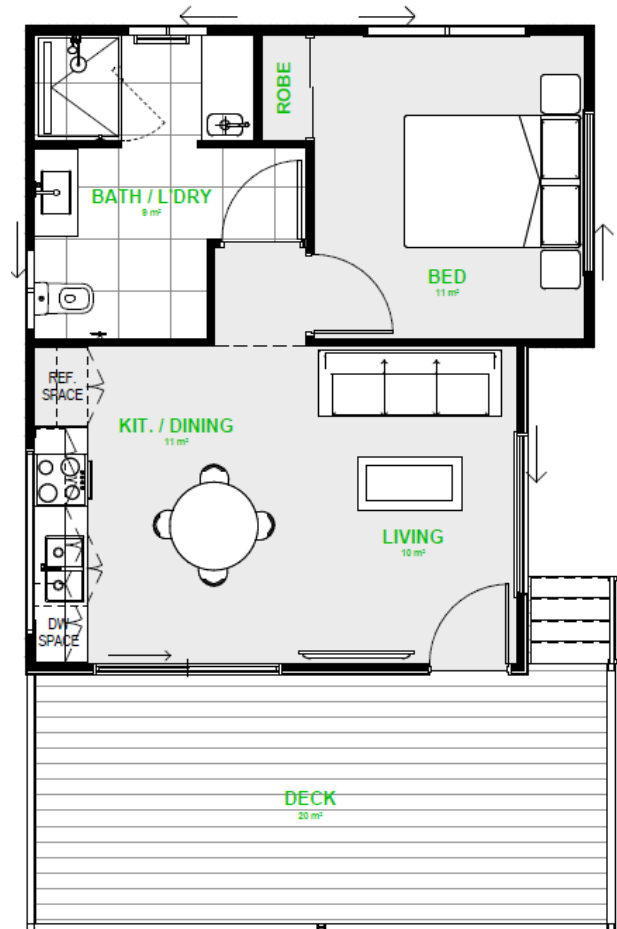
Chat to us today to find out how we do it!

# 45m<sup>2</sup> Granny Flat From \$43,000



## ILKLEY 45

Images & renders are indicative only



-  Internal GFA **45m<sup>2</sup>**
-  Outdoor Area **20m<sup>2</sup>**
-  Overall Footprint **6.7m x 10.4m**

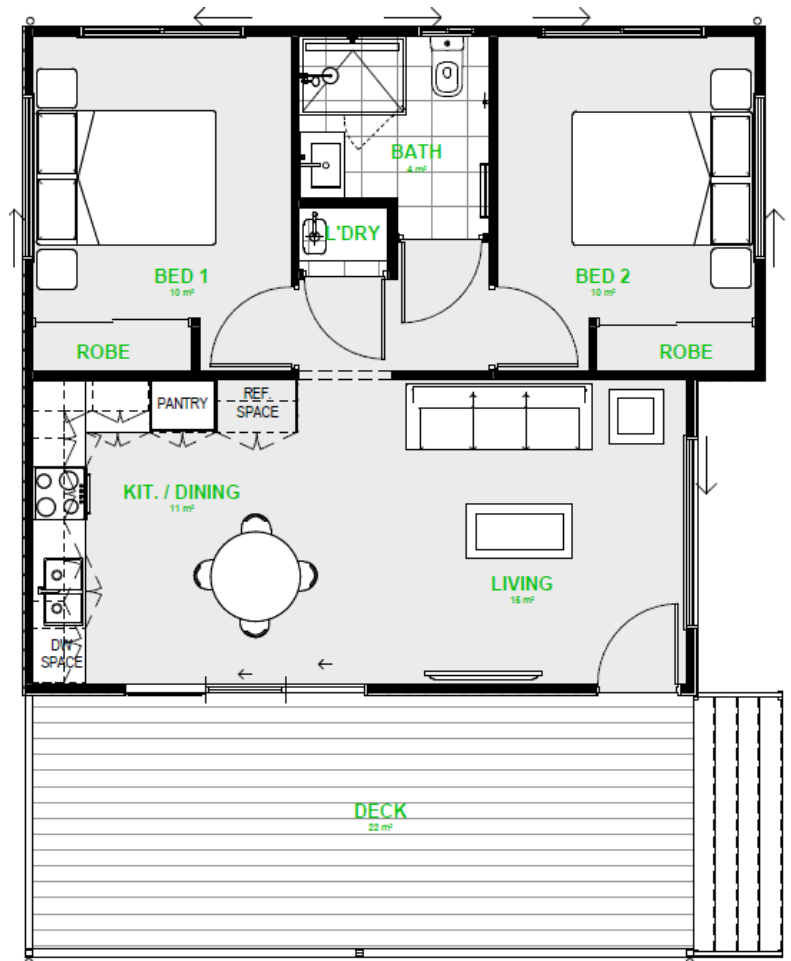
Choose from Kit, Lock Up, or Turn Key solutions. We will help you through the process.

# 60m<sup>2</sup> Granny Flat From \$53,000



## ILKLEY 60

Images & renders are indicative only



	Internal GFA	<b>60m<sup>2</sup></b>
	Outdoor Area	<b>22m<sup>2</sup></b>
	Overall Footprint	<b>8.4m x 10.5m</b>

Choose from Kit, Lock Up, or Turn Key solutions. We will help you through the process.

# 90m<sup>2</sup> Granny Flat From \$64,000



## ILKLEY 90

Images & renders are indicative only

-  Internal GFA **120m<sup>2</sup>**
-  Outdoor Area **30m<sup>2</sup>**
-  Overall Footprint **11m x 11.6m**



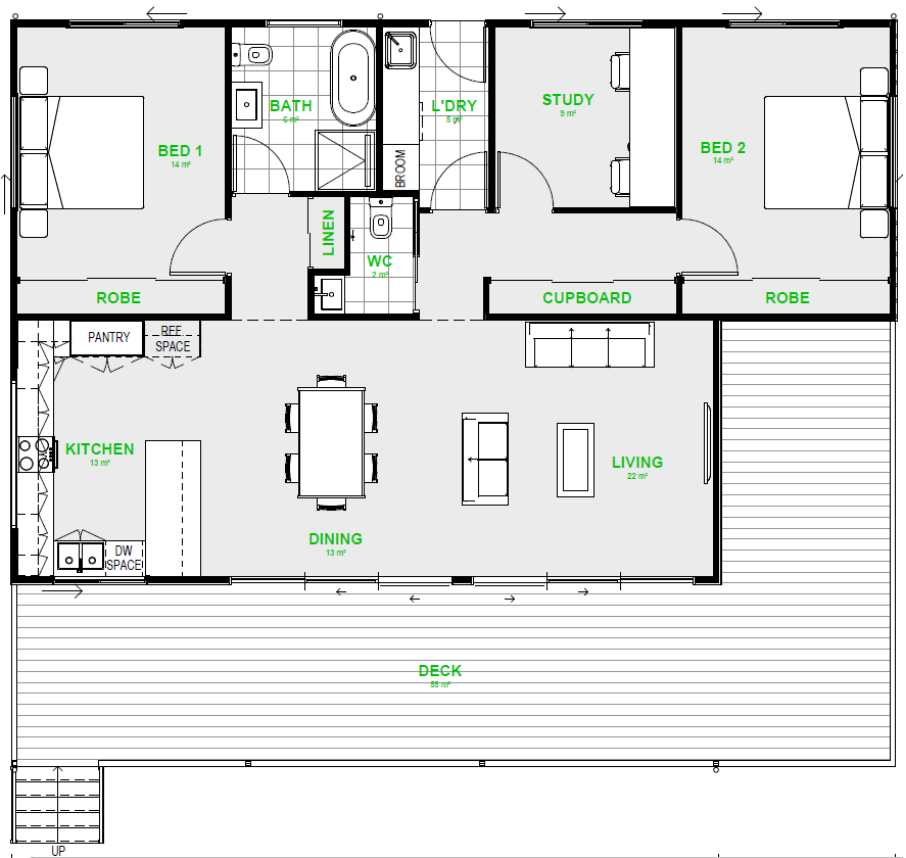
Choose from Kit, Lock Up, or Turn Key solutions. We will help you through the process.

# 120m<sup>2</sup> Family Home From \$85,000



## ILKLEY 120

Images & renders are indicative only



-  Internal GFA **120m<sup>2</sup>**
-  Outdoor Area **55m<sup>2</sup>**
-  Overall Footprint **14.5m x 12.2m**

Choose from Kit, Lock Up, or Turn Key solutions. We will help you through the process.

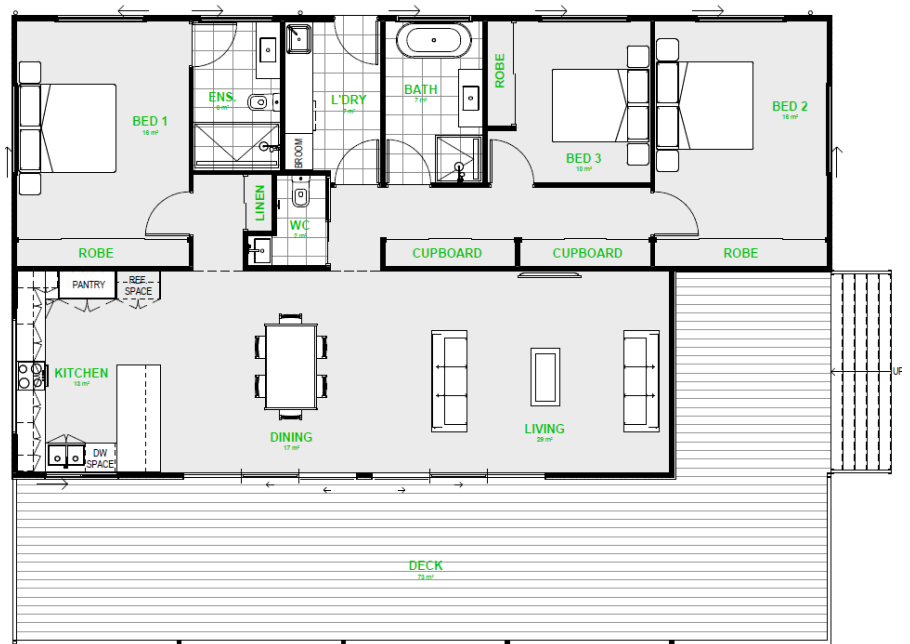
# 150m<sup>2</sup> Family Home From \$98,000



## ILKLEY 150

Images & renders are indicative only

-  Internal GFA **150m<sup>2</sup>**
-  Outdoor Area **73m<sup>2</sup>**
-  Overall Footprint **17m x 13m**



Choose from Kit, Lock Up, or Turn Key solutions. We will help you through the process.



## Any questions?

Contact Isaac on [0487 256 061](tel:0487256061)  
or email [isaac@theshedhouse.com.au](mailto: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.

## 02 Customised To Suit You!

Our concept plans have been designed with the lifestyle of Queensland families in mind. Our plans may be further customised to suit your need. BYO plans and custom design options within our design capabilities are available by request.

## 03 Base Estimates & Site Specific Costs

Our Kit Home prices are based on our standard set of inclusions. A site specific quote will be completed once we confirm all your project details.

An Energy Efficiency report will confirm building fabrics and glazing requirements. We will guide you through this process.

## 04 Approvals & Preliminaries

Our team of local professionals can assist you with the approval process. If you need assistance with this process we can complete a comprehensive site assessment and then provide you with guidance and support to gain all the relevant reports and approvals for your project.

## 05 Material Selections

We offer the full range of Colorbond cladding, plus additional cladding choices if requested.

## 06 Disability Access

As of 2024, all new Class 1A dwellings in QLD must comply with disability requirements. These requirements do not apply to Class 10A structures. Our team will assess this on a site by site basis.

## 07 Display House

We have multiple PODS as well as a larger Granny Flat available for inspection at our base in Ilkley.

## 08 Site Visits

For serious enquiries we offer an obligation free site consultation to prepare your Preliminary Proposal.

## 09 Time Frame & Delivery

Once your deposit is paid our kit home delivery timeframe is 4 weeks.

Your prefabricated frame panels will be delivered using a crane truck.



# Kit & Lock Up Inclusions

ITEM	KIT	LOCK UP
FRAME Engineered to N3 Wind Rating	✓	✓
A3 Plans & Installation Guide	✓	✓
TRUECORE Steel Frame	✓	✓
Frame Brackets & Fasteners	✓	✓
40mm Roof Battens	✓	✓
22mm Ceiling Battens	✓	✓
Raked Ceilings (if marked)	✓	✓
R1.3 Roof Blanket	✓	✓
Corrugated Roof Sheets	✓	✓
Wall Sarking & Foam Cavity Batten	✓	✓
Corrugated Wall Sheets	✓	✓
Colour Matched Guttering & Flashings	✓	✓
G.James Aluminium Windows & Doors	✓	✓
Soffit Board to Eaves	✓	✓
Delivery to Site (within Zone)	✓	✓
Custom Design Package	X	X
Approvals Package	X	X
On Site Construction of Kit	X	✓



# SERVICE ZONES



## Green Zone

Within our regular service area.

Kit & Lock Up Available



## Blue Zone

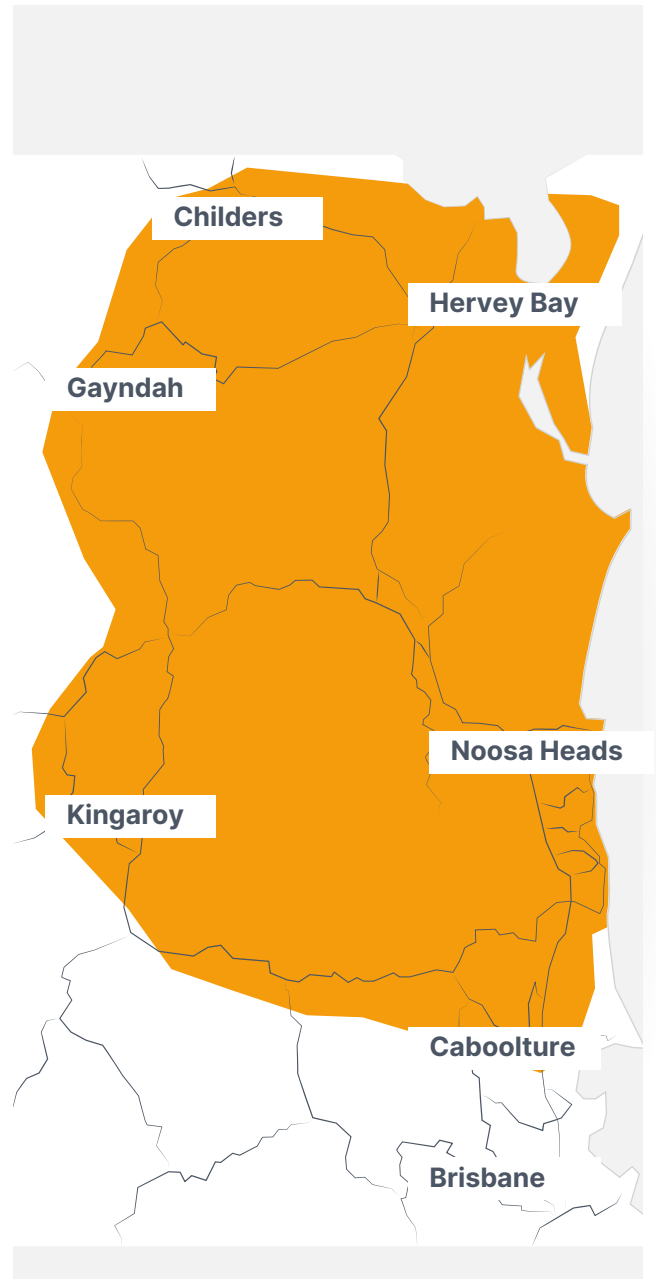
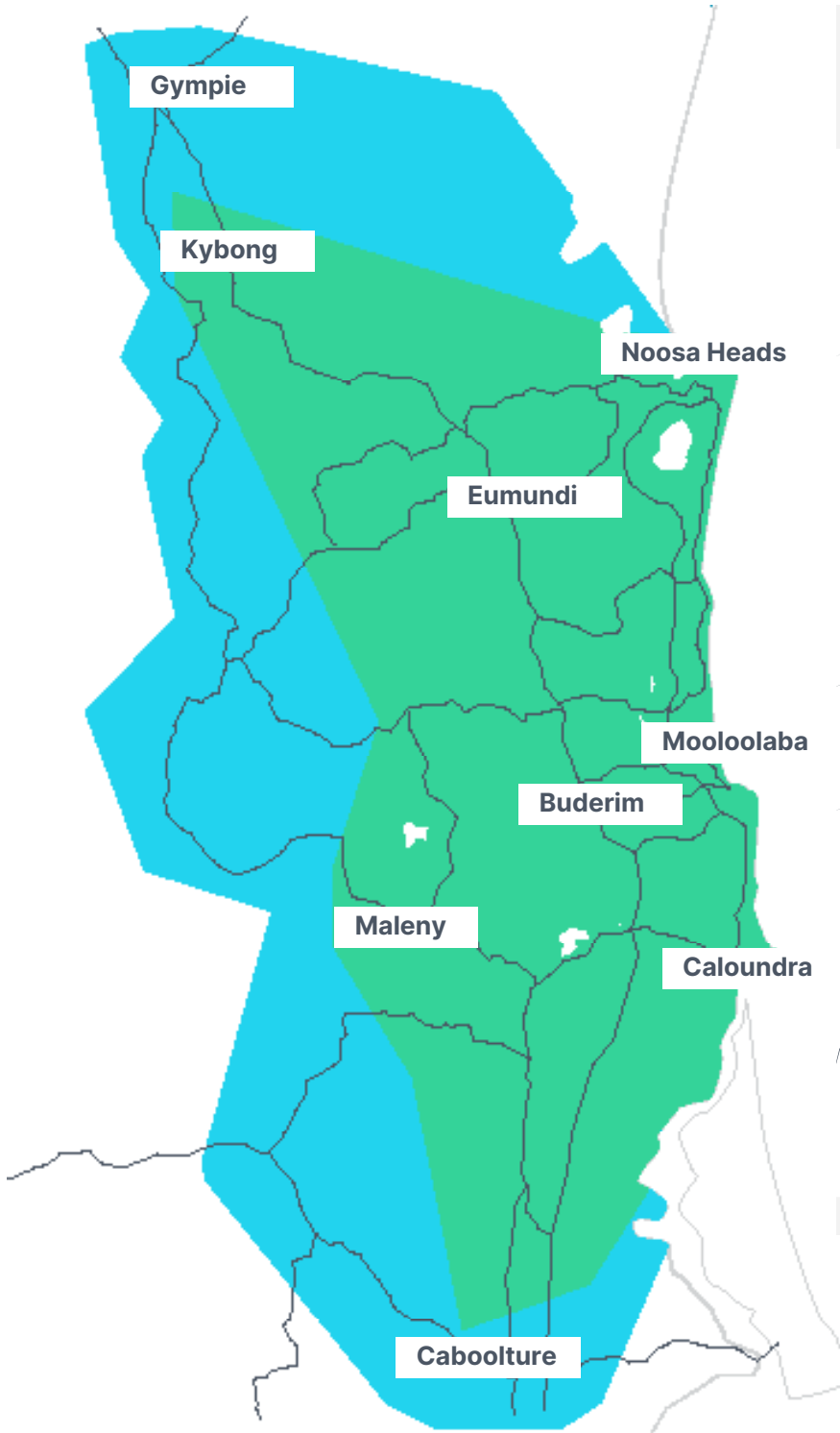
May incur additional travel fees.

Kit & Lock Up Available



## Orange Zone

Kit Delivery





# Let's design your dream Kit Home TODAY!

 PHONE 0487 256 061

 EMAIL [enquiries@theshedhouse.com.au](mailto:enquiries@theshedhouse.com.au)



[www.theshedhouse.com.au](http://www.theshedhouse.com.au)

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