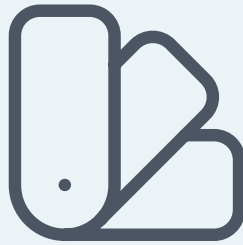


Inclusions & Finishes





A Thoughtfully Curated Range of Quality Materials

We offer a carefully selected range of high-quality materials as standard, helping you get the best value.

Personalise your home with the guidance of our interior designer, who will bring your selections together seamlessly.

Bedrooms

01



01. Door

Hume Doors - Accent Door - HAG 11

02. Door Handles

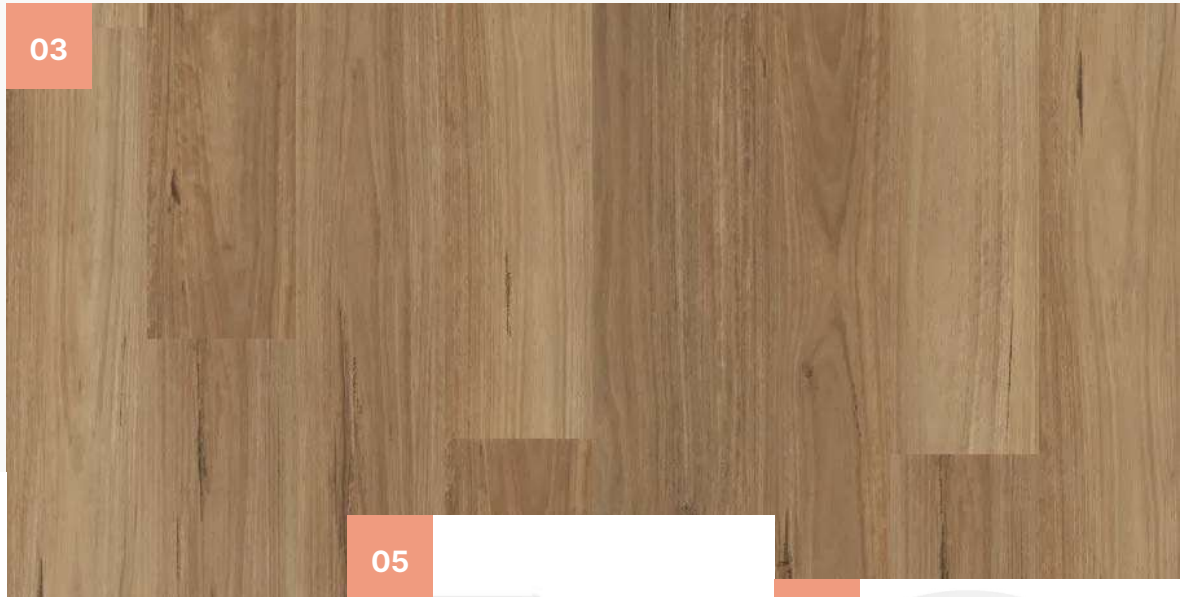
Passage Handle Woolwich (L18)*

03. Flooring

Glue Down - Godfrey Hirst - Regent 1500*

* Colour specified during Colour Consultation

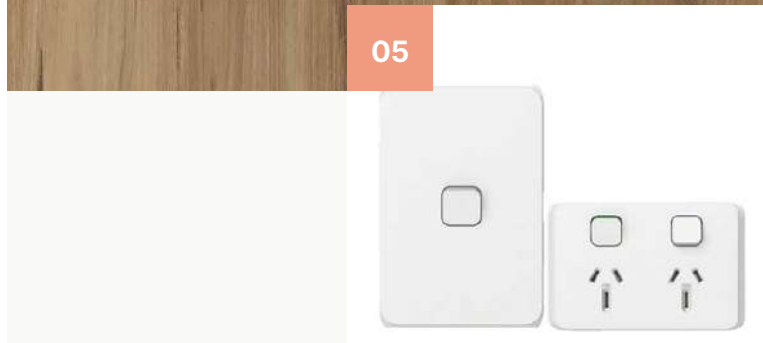
03



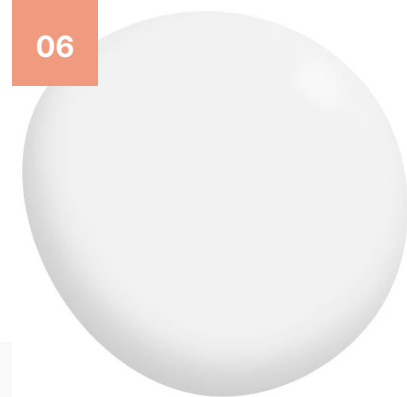
02



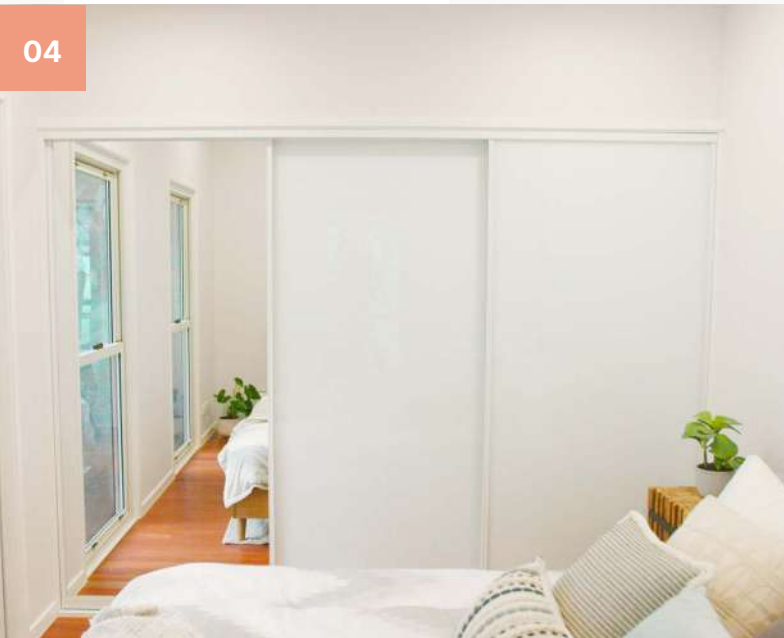
05



06



04



04. Built in Wardrobe

White / Mirror Glass Sliding Doors

05. Electrical

Light Switches and Power Points
Iconic Vivid White

06. Paint

Lexicon Qtr*

* Colour specified during Colour Consultation

Kitchen & Laundry

01



01. Tiled Splashbacks

Whoosh*

02. Benchtops

Stone Ambassador - Essentials Range*

03. Base Cupboards

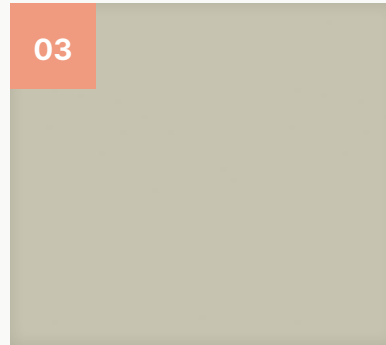
Laminex*

04. Overhead Cupboards

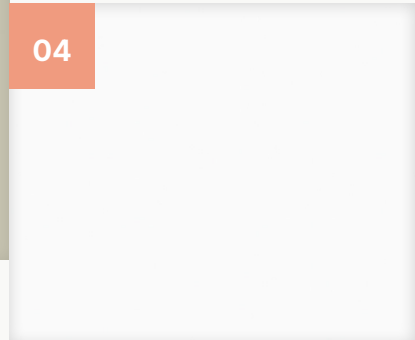
Laminex*

* Colour specified during Colour Consultation

03



04



02



05



05. Cabinetry Handles

Momo Handles*

06. Door Handles

Passage Handle Woolwich (L18)*

07. Tapware

Spin Gooseneck*

* Colour specified during Colour Consultation

06



07



Kitchen & Laundry

07



07. Kitchen Sink

Franke Bell 1 and 3/4 Bowl

08. Flooring

Glue Down - Godfrey Hirst Regent 1500*

09. Appliances

Westinghouse Appliances

(Stove, Oven, Range Hood and Dishwasher)

* Colour specified during Colour Consultation

08



08



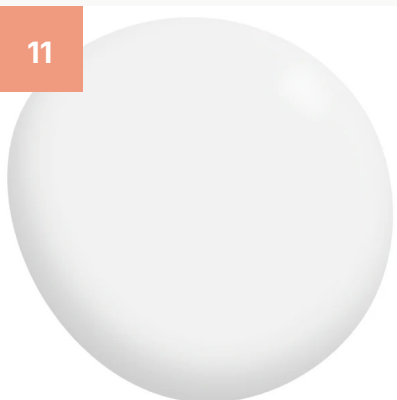
09



10



11



10. Electrical

Light Switches and Power Points

Iconic Vivid White

11. Paint

Lexicon Qtr*

* Colour specified during Colour Consultation

Bathrooms

01



01. Wall and Floor Tiles

600 × 300 tile options*

02. Wall Feature Tile

Whoosh*

03. Niche

Tiled Shower Niche*

04. Toilet Suite

Wall Faced Toilet Suite

* Colour specified during Colour Consultation

02



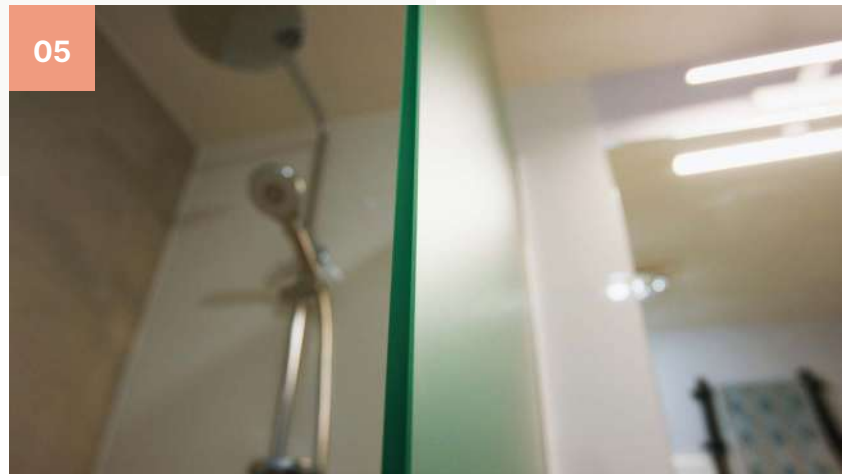
03



04



05



06



05. Shower Screen

As per building design

06. Tapware

Spin In Wall Mixer and Spout*

07. Vanity Bowl

Byron Bench Mount Basin

* Colour specified during Colour Consultation

07



Bathrooms

07



10



12



07. Benchtops

Stone Ambassador - Essentials Range*

08. Vanity Cupboards

Laminex*

09. Cabinetry Handles

Momo Handle*

* Colour specified during Colour Consultation

08



09



11



10. Mirrors

Pill Shaped Frameless Mirror - or as per building design.

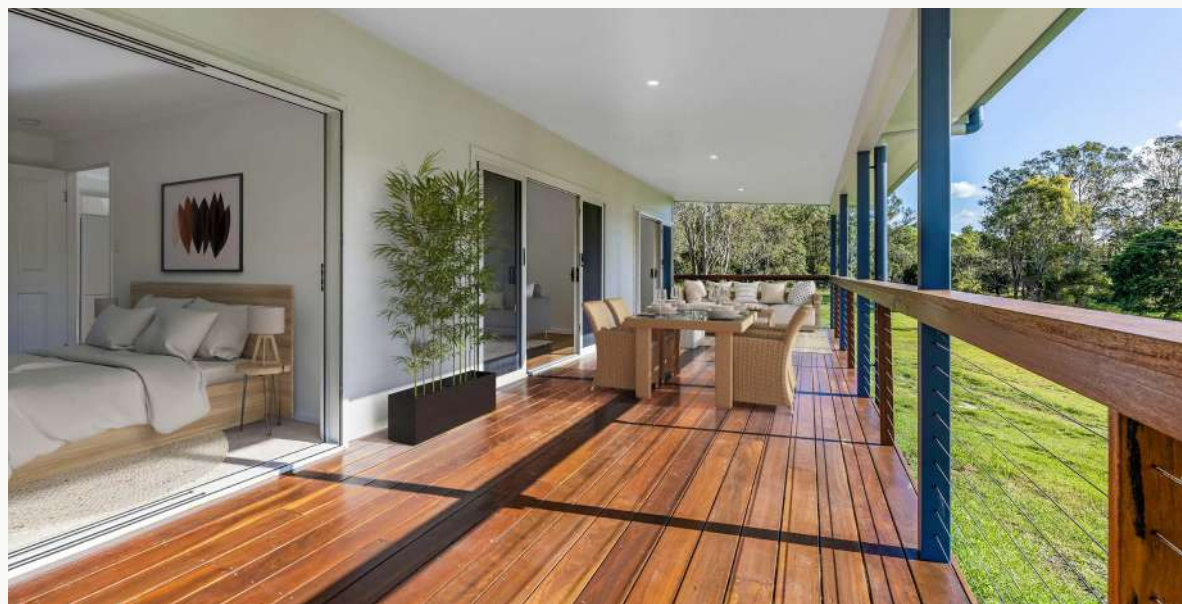
11. Electrical

Light Switches and Power Points
Iconic Vivid White

12. Paint

Lexicon Qtr*

* Colour specified during Colour Consultation



Your Home, Harmonised.

Our interior designer works with you to bring your selections together, creating a cohesive and stylish home that suits your lifestyle.

Exterior

01



01. Wall Cladding

Colorbond Wall Cladding - Corro or Trimdek*

02. Soffit

4.5mm Fibre Cement

03. Feature Cladding

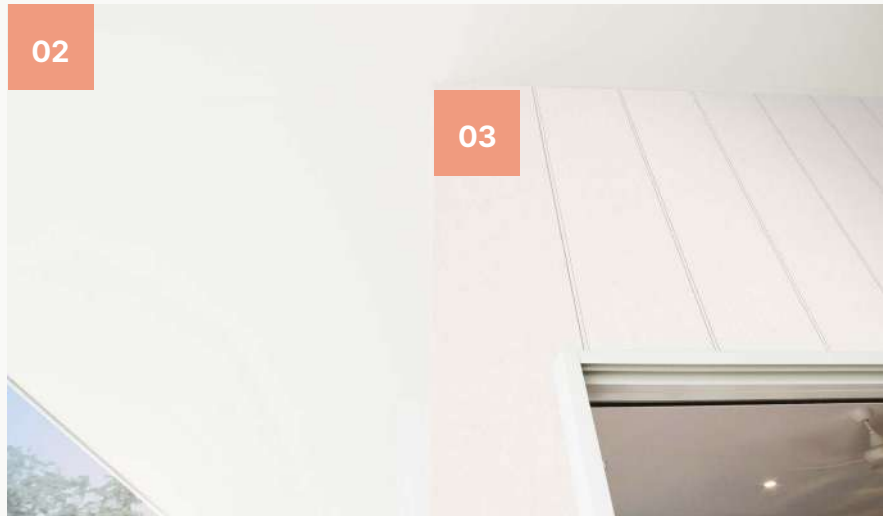
Weathertex*

04. Roof Sheetting

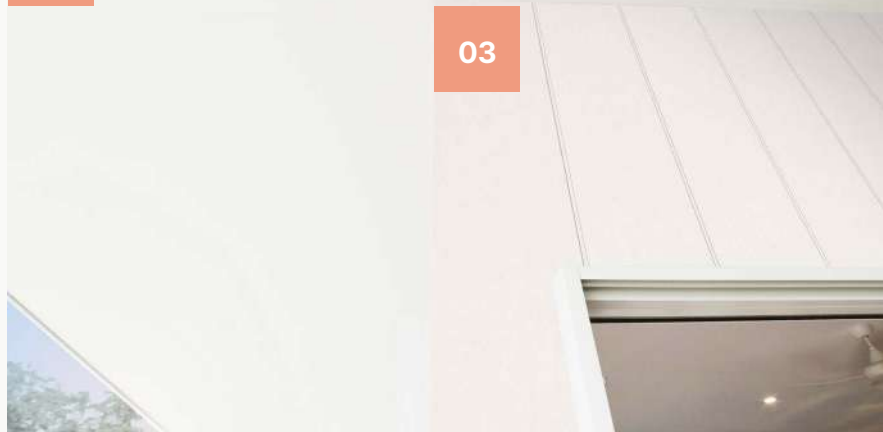
Colorbond Roof Sheets*

*Colour and profile options specified during Colour Consultation

02



03



04



05



06



05. Gutter

150 HiFront Quad Colorbond Gutter*

06. Fascia

Colorbond Fascia*

07. Insulated Panel

100mm Insulated Panel*

*Colour and profile options specified during Colour Consultation

07



Exterior

08. Aluminium Windows and Doors

G.James windows and doors*

09. Handles

G.James windows and doors*

10. Entry Door Handle

Handle House Woolwich*

* Colour specified during Colour Consultation

08



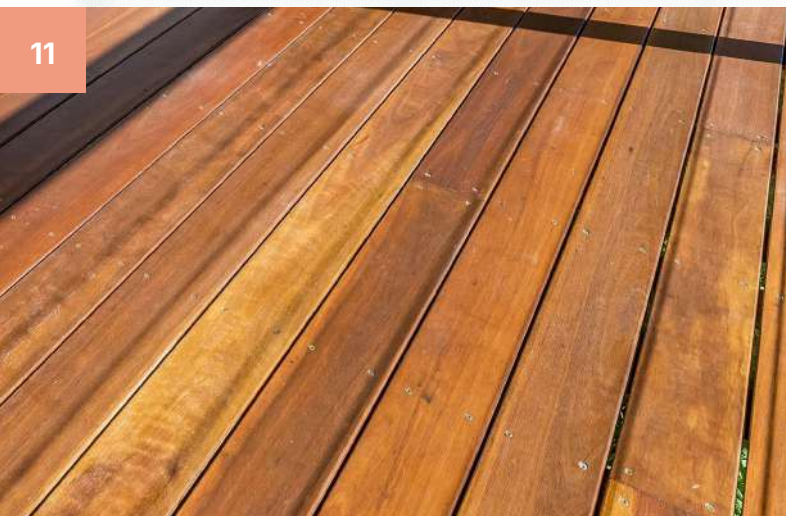
09



10



11



12



11. Decking

140mm Merbau

12. Hand Rail

Hand Rail and Stainless Wire

Framing

01



01. Flooring

James Hardie Secura Flooring

02. Wall Panels

TrueCore Steel - Prefab Wall Panels

03. Steel Floor System

C Section Bearers and joists

04. SHS Posts

89 × 89 SHS posts

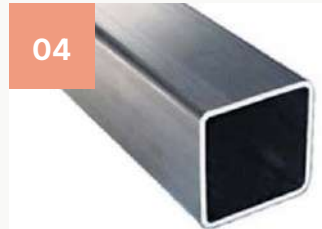
02



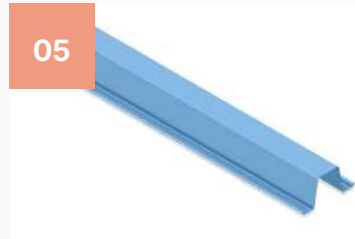
03



04



05



07



06



05. Roof Battens

40mm Roof battens

06. Ceiling Battens

22mm Ceiling battens

07. Trusses

TrueCore Steel - Prefab Trusses

08. Rafters

C Section Rafters

08



Aluminium Window and Door Colour Options

The surface finishes shown represent the standard range of powdercoat colours offered. Colours may vary due to monitors, lighting conditions and print processes.



Black (Satin)



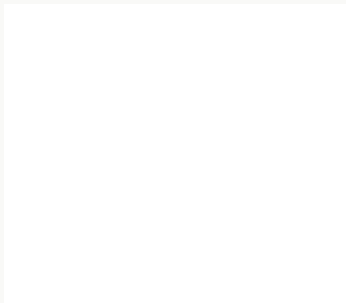
Monument (Matt)



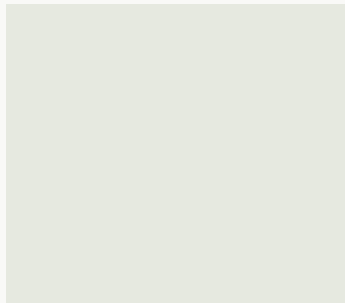
Woodland Grey (Satin)



Ultra Silver (Gloss)



Pearl White (Gloss)



Surfmist (Matt)



Dune (Satin)



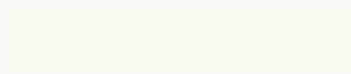
Paperbark (Satin)



Colorbond Cladding Colour Options

The surface finishes shown represent the standard range of powdercoat colours offered. Colours may vary due to monitors, lighting conditions and print processes.

Colorbond Wall Cladding, Roof Sheets, Fascia and Gutter.



Dover White™



Surfmist™



Evening Haze™



Classic Cream™



Paperbark™



Dune™



Southerley™



Shale Grey™



Bluegum™



Windspray™



Gully™



Jasper™



Wallaby™



Basalt™



Woodland Grey™



Monument™



Night Sky™



Ultra Silver (Gloss)



Ironstone™



Cottage Green™

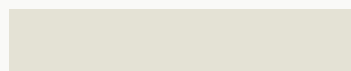


Pale Eucalypt™



Manor Red™

Insulated Panel Top (Bottom is always Surfmist).



Surfmist™



Shale Grey™



Woodland Grey™



Monument™



Classic Cream™



Paperbark™



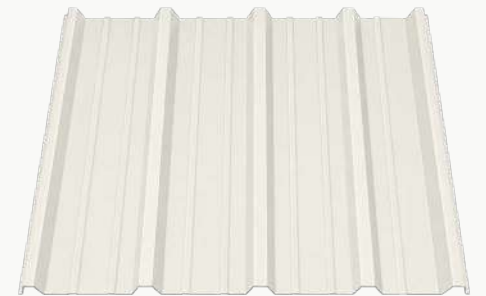
Pale Eucalypt™



Basalt™



Corrugated



TRIMDEK®



Available in Corrugated or
TRIMDEK® sheet profile

Weathertex Cladding Profile Options

Create the home of your dreams with Weathertex's responsibly sourced, PEFC-certified timber cladding. Durable and beautiful, our products help you build a home that lasts and looks exceptional



Selflok Ecogroove Smooth 150mm



Primelok Smooth 200mm



Primelok Woodsman 200mm



Weathergroove Smooth 150mm



Weathergroove Ruff Sawn 150mm

James Hardie - Board and Batten



42 x 18mm Timber Batten



42 x 18mm Timber Batten



42 x 18mm Timber Batten

Momo Cabinetry Handle Options

Subtle, contemporary hardware solutions designed for versatility across a wide variety of cabinetry styles.



Dallas Brushed Matt Brass



Dallas Brass Chrome Plated



Dallas Dull Brushed Nickel



Dallas Satin Chrome



Dallas Matt Black



Dallas Matt White

Add elegance and refinement to modern kitchens, bathrooms, wardrobes, and bespoke joinery.



Brave Metallic Golden Brown*



Brave Matt Black*



Brave Matt White*



Brave Metallic Grey*



Sola Brushed Brass*



Sola Matt Black*



Sola White*



Sola Stainless Steel*



Ferrara Brushed Brass*



Ferrara Matt Black*



Ferrara Matt White*



Ferrara Gunmetal*



Ferrara Polished Stainless Steel*



Ferrara Stainless Steel*

* Optional upgrade

Woolwich Door Handle Colour Options

The L18 Woolwich Lever is a refined lever handle designed to bring timeless elegance to any interior.

L18 – Woolwich Lever - Keyed



Satin Gold



Satin Nickel

With its graceful curves and classic silhouette, it's perfectly suited to traditional or vintage-style homes and offices.



Matt Black



Matt White

Crafted from durable zinc die-cast, it offers both lasting strength and a sophisticated finish.

L18 – Woolwich Lever - Passage



Satin Gold



Satin Nickel



Matt Black



Matt White

Spin Tapware Colour Options

The SPIN tapware series is a stunning collection with classic, simple lines and angles that bring a sense of modern classicism to any bathroom.

Gooseneck Sink Mixer



Brushed Brass



Brushed Nickel



Chrome



Gunmetal



Matt Black

In Wall Basin Spout



Brushed Brass



Brushed Nickel



Chrome



Gunmetal



Matt Black

In Wall Mixer Set



Brushed Brass



Brushed Nickel



Chrome



Gunmetal



Matt Black

Flooring Colour Options

Durable, easy to maintain and waterproof, Regent vinyl planks are the perfect choice for creating a beautiful timber look throughout all areas of your home.



Emmet



Longreach



Broken Hill



Cobar



Birdsville



Georgetown



Melrose



Charleville



Burke



Silverton



Winton



Stamford

Benchtop Colour Options

From refined simplicity to architectural grandeur, Zenith Surfaces offers a curated collection designed to meet every creative ambition, regardless of budget.



Mottle Grey



Dapple White



Sparkling White



Sugar Rush



White Burst



Crystal



Savannah

Whether you're crafting a streamlined contemporary kitchen, a luxurious bathroom retreat, or a statement commercial space, our range is as diverse as the minds that design them.

Wall and Floor Tile Options

An example of the the versatility, texture and wide choice of colours in our Wall and Floor tile options.



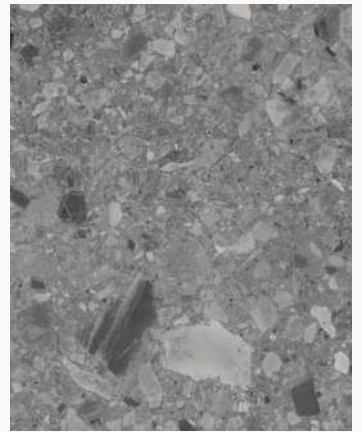
Ceppo Bianco



Ceppo Light Beige



Ceppo Dark Beige



Ceppo Stone



Bari Bianco



Bari Beige



Bari Taupe



Space Cream



Space Silver

Splashback Tile Colour Options

Whoosh tiles are ceramic subway wall tiles with a smooth, matt finish that suits a range of contemporary and classic interior spaces.



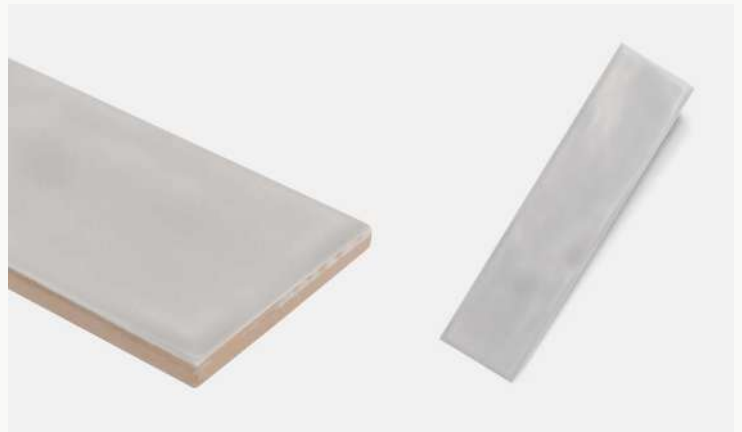
Matt White



Glacier Grey (a soft, pale grey)



Bone (a soft, warm, off-white neutral)



Smoke Grey (a slightly deeper charcoal/smoke tone)



Olive (an earthy, muted green)



Matt Black

Meet the Team



Kelly

Director / Account Manager



Jason

General Manager

Our vision...

At The Shed House, we believe it's the little things that make the building journey an enjoyable one for our clients.



Kirsty

Detailer



Isaac

Sales Manager



Jeremy

Nut & Bolt Extraordinaire



Adam

Designer



Briana

Interior Designer



Peter

Construction Supervisor



Troy

Leading Hand



Luke

Leading Hand



Jason

Senior Carpenter



Paul

Senior Carpenter



Lapo

Carpenter



Dave

Junior Carpenter



Matt

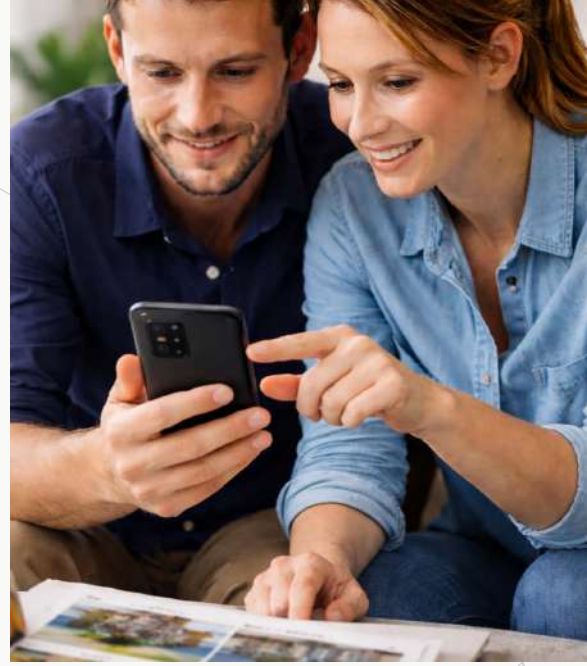
Junior Carpenter



Lachie

Apprentice Carpenter

Top 5 Reasons to Work With The Shed House



Process

Building made easy. With our step-by-step process you will always know where your project is up to, and what's next!



Energetic and Knowledgeable Team

Our team are passionate about making your building journey an enjoyable one.



Personalised Service

We know your requirements are unique, so we tailor our service to suit your needs!



Fixed Price Contracts

You get peace of mind knowing your project cost is locked in with no hidden fees or surprises!



Value

Elevate your build and your property with our premium quality inclusions - standard in every project.



Flexible Build Options

**Choose from lock-up kit, lock-up build, or
turn-key solutions to suit your needs.**

Lock-up kit and lock-up builds are ideal for owner builders, while turn-key is perfect for those who want everything taken care of from start to finish.

Kit, Lock Up or Turn Key

Item	Lock Up Kit	Lock Up Build	Turn Key Build
Preliminaries			
Design Package*	Included	Included	Included
Engineering	Included	Included	Included
Site Reports *	-	-	Included
Building Approval	-	-	Included
Base - Slab Specific			
Under slab plumbing and electrical	-	-	Included ▲
Termite penetrations	-	Included ▲	Included ▲
Concrete Slab	-	Included ▲	Included ▲
Base - Floor System Specific			
SHS posts - 1m high	Included △	Included ▲	Included ▲
Steel bearers and joists	Included △	Included ▲	Included ▲
James Hardie Secura Flooring	Included △	Included ▲	Included ▲
Frame			
Prefabricated 90mm TrueCore steel wall frames - N3 wind rating	Included △	Included ▲	Included ▲
Prefabricated 90mm TrueCore steel trusses or C Section rafters	Included △	Included ▲	Included ▲
High raked ceilings (Design dependant) *	Included △	Included ▲	Included ▲
Roof, ceiling battens	Included △	Included ▲	Included ▲
Cavity sliding door frames	-	-	Included ▲
Roof			
Colorbond Roof sheeting, fascia and gutter	Included △	Included ▲	Included ▲
James Hardie 4.5mm soffit board	Included △	Included ▲	Included ▲
Roof blanket insulation R1.3	Included △	Included ▲	Included ▲
Insulated panel roofing - patio roofs	Included △	Included ▲	Included ▲

* **Design Package** - We allow for a site specific site plan to establish your choosen design on your property. Custom design packages will be assessed and priced individually.

* **Site reports** - as all sites have different requirements we will provide a full list and costs of required reports for all our turn key projects. Kit and lock up projects will be required to arrange their own reports.

* High raked ceilings are design dependant.

Item	Lock Up Kit	Lock Up Build	Turn Key Build
Exterior			
G.James windows and doors	Included △	Included ▲	Included ▲
Fly screens for G.James windows and doors	Included △	Included ▲	Included ▲
Hume entry door (Design dependant)	-	Included ▲	Included ▲
Colorbond - Corro wall cladding + Foam cavity stips	Included △	Included ▲	Included ▲
Weathertex - Weathergroove cladding + 70 × 35 MGP10 cavity battens	Included △	Included ▲	Included ▲
Timber trims and flashings	Included △	Included ▲	Included ▲
Plumbing and electrical	-	-	Included ▲
Painting	-	-	Included ▲
Decks			
Decking boards	-	-	Included ▲
Wire balustrade with timber handrail	-	-	Included ▲
Stairs with treads and handrail	-	-	Included ▲
Oil to balustrade and decking boards	-	-	Included ▲
Internal (Refer to inclusions brochure for full specification)			
Interior finishes	-	-	Included ▲
Interior and exterior painting	-	-	Included ▲
Inspections			
Building - Foundations	-	-	Included ▲
Building - Frame	-	-	Included ▲
Building - Final	-	-	Included ▲
Plumbing - Underslab	-	-	Included ▲
Plumbing - Frame	-	-	Included ▲
Plumbing - Waste water	-	-	Included ▲

* **Design Package** - We allow for a site specific site plan to establish your choosen design on your property. Custom design packages will be assessed and priced individually.

* **Site reports** - as all sites have different requirements we will provide a full list and costs of required reports for all our turn key projects. Kit and lock up projects will be required to arrange their own reports.

* High raked ceilings are design dependant

Where do we build?

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



Green Zone

Within our regular service area.



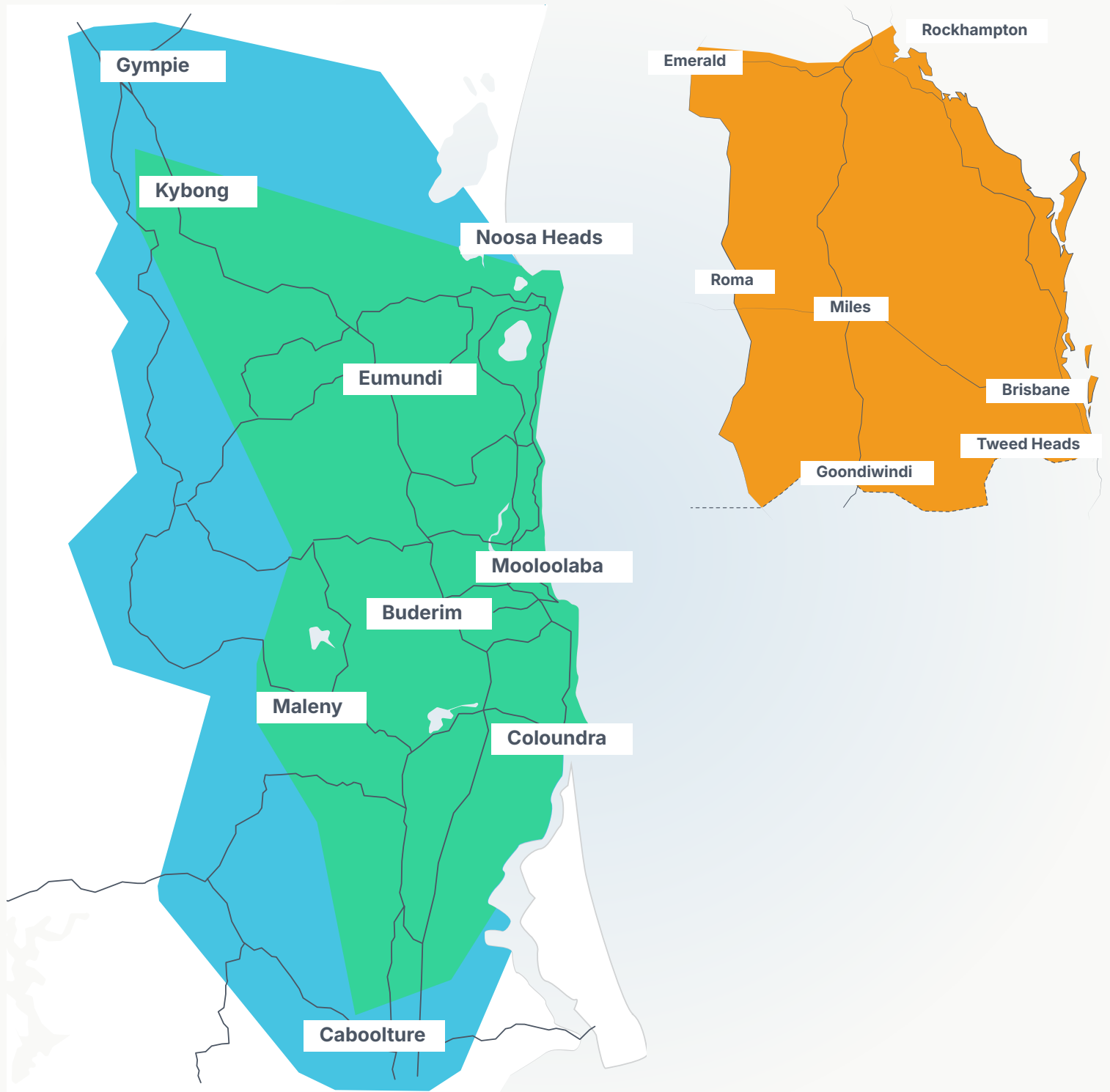
Blue Zone

May incur additional travel fees.



Orange Zone

Kit supply service area.





Build with Confidence, Locally

We are a family-owned and operated business on the Sunshine Coast. Our local team of professionals delivers expert advice and quality workmanship on every home.

We take pride in creating unique living solutions tailored to your lifestyle. Contact us to see how our family can help find the right home for yours.

For all enquiries:

 **PHONE: 0487 256 061**

 **EMAIL: enquiries@theshedhouse.com.au**



Talk to our team today about inclusions

www.theshedhouse.com.au

QBCC Licence number 15140876QBC



**MASTER
BUILDERS
QUEENSLAND**
Proud Member