

# Ilkley

## By The Shed House





# Introducing Ilkley by The Shed House

Designed for families seeking a relaxed hinterland lifestyle, the Ilkley Range embraces rural views, gentle breezes, and seamless indoor-outdoor living.





# **Simplify your life in the hinterland**

**Escape the hustle and bustle of city living and  
enjoy a more relaxed lifestyle in the country.**



# Ikley 45

Images & Renders are indicative only

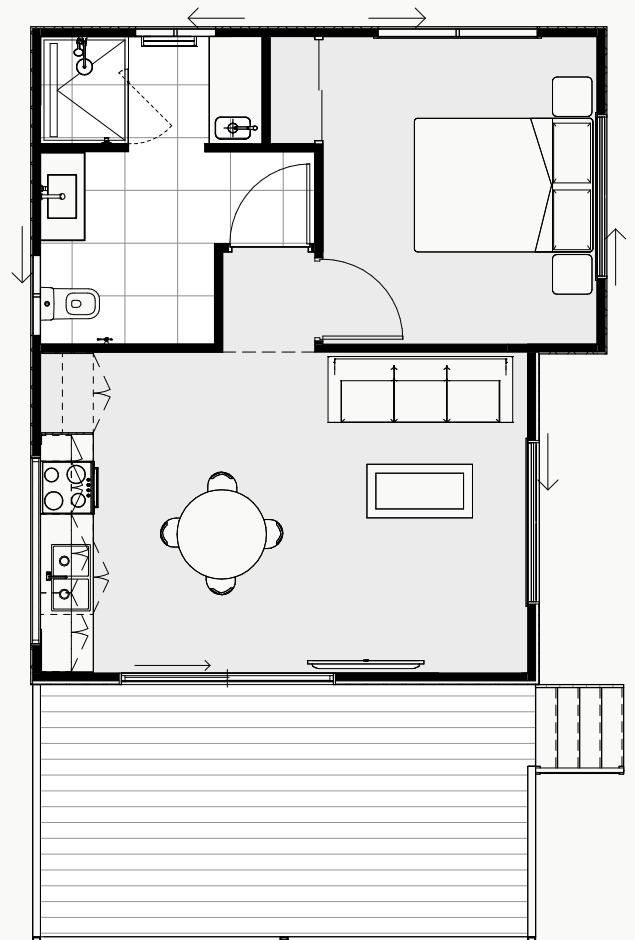
## Specifications

 Bedrooms **1**

 Bathrooms **1**

 Enclosed area **45m<sup>2</sup>**

 Deck area **17m<sup>2</sup>**





# Ikley 60

Images & Renders are indicative only

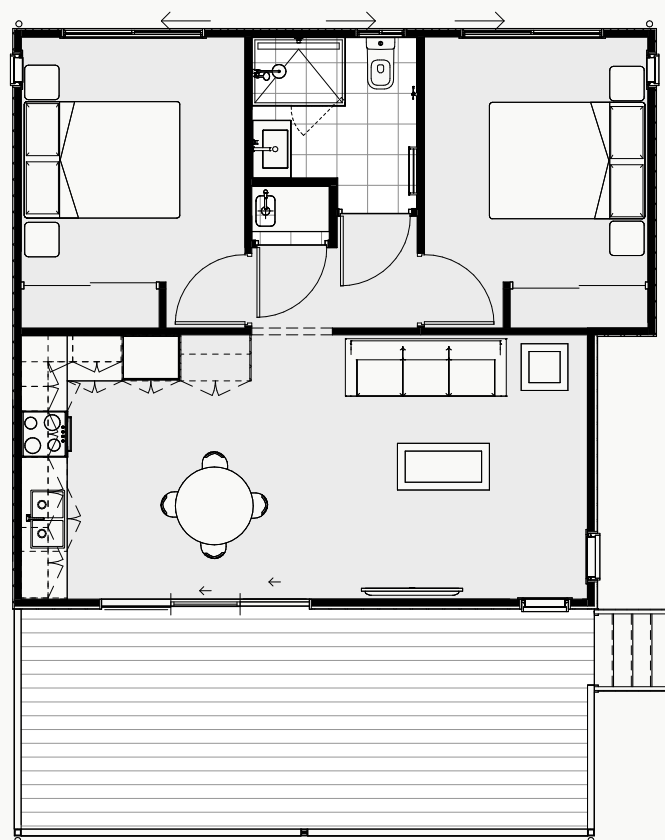
## Specifications

 Bedrooms **2**

 Bathrooms **1**

 Enclosed area **60m<sup>2</sup>**

 Deck area **22m<sup>2</sup>**





# Ilkley 90

Images & Renders are indicative only

## Specifications

 Bedrooms **2**

 Bathrooms **1.5**

 Enclosed area **90m<sup>2</sup>**

 Deck area **30m<sup>2</sup>**





# Ilkley 120

Images & Renders are indicative only

## Specifications

 Bedrooms **3**

 Bathrooms **1.5**

 Enclosed area **120m<sup>2</sup>**

 Deck area **55m<sup>2</sup>**





# Ikley 150

Images & Renders are indicative only

## Specifications

 Bedrooms **3**

 Bathrooms **2.5**

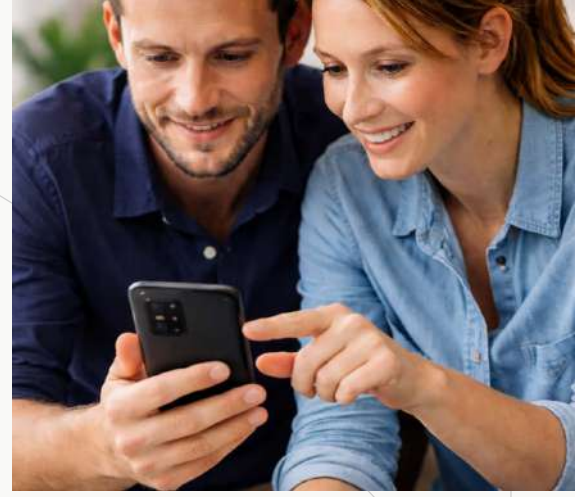
 Enclosed area **150m<sup>2</sup>**

 Deck area **73m<sup>2</sup>**





# Our Service Guarantee to You



## 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.

### Plus all the little things...

- ✓ A clean, tidy, and safe construction site every day.
- ✓ Polite and respectful tradespeople who treat your home with care.
- ✓ Efficient construction, delivered on time.
- ✓ Every home built with care and attention to detail.



Ilkley

Images & Renders are indicative only



**You'll love living in your Ilkley.**

Thoughtful layouts, high raked ceilings, designer kitchens and bathrooms, and spacious decks make these homes a pleasure to live in.



# Interior Inclusions

01



04



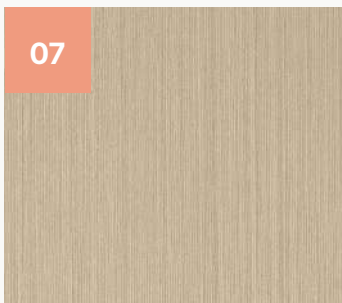
05



06



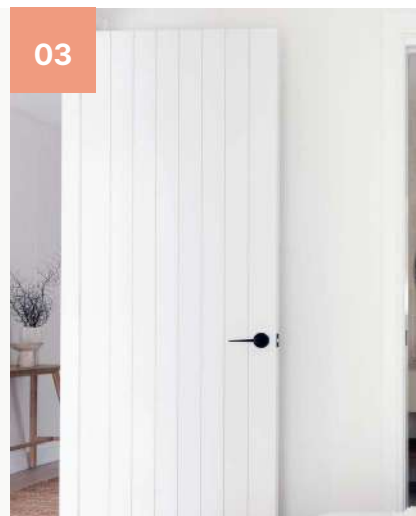
07



08



03



09



10



## 01. Benchtops

Stone Ambassador - Essentials Range\*

## 02. Flooring

Glue Down - Godfrey Hirst - Regent 1500\*

## 03. Door

Hume Doors - Accent Door - HAG 11

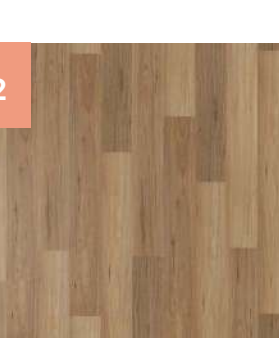
## 04. Mirrors

Pill Shaped Frameless Mirror - or as per building design.

## 05. Paint

Lexicon Qt\*

\* Colour specified during Colour Consultation



## 02. Door Handles

Passage Handle Woolwich (L18)\*

## 07. Vanity cupboards

Laminex\*

## 08. Tiled Splashbacks

Whoosh\*

## 09. Tapware

Spin gooseneck\*

## 10. Appliances

Westinghouse appliances

\* Colour specified during Colour Consultation



# Exterior Inclusions

01



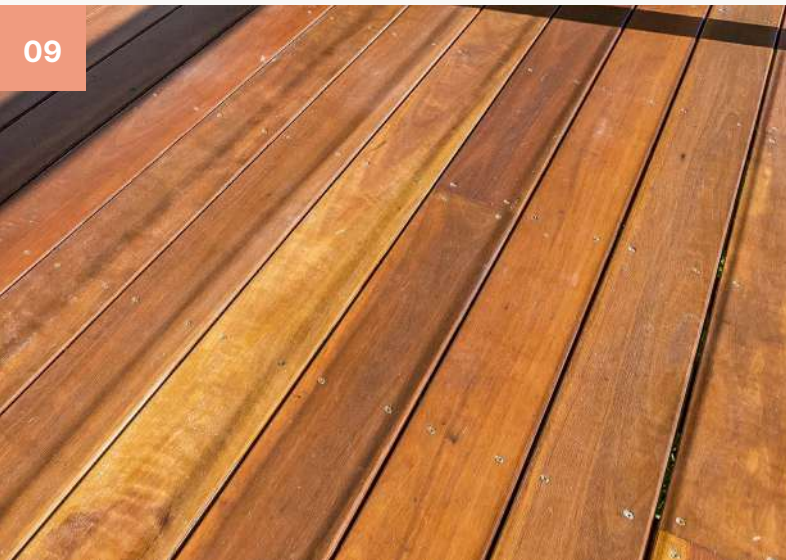
04



05



09



## 01. Wall Cladding

Colorbond Wall Cladding - Corro or Trimdek\*

## 02. Feature Cladding

Weathertex\*

## 03. Roof Sheeting

Colorbond Roof Sheets\*

## 04. Gutters

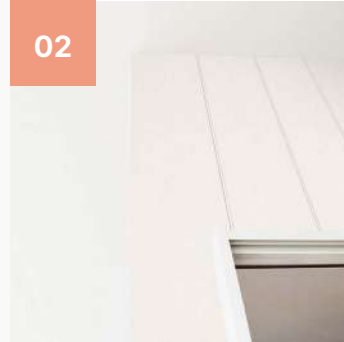
150 HiFront Quad Colorbond Gutter\*

## 05. Fascia

Colorbond Fascia\*

\*Colour and profile options specified during Colour Consultation

02



03



06



07



08



## 06. Entry Door Handle

Handle House Woolwich\*

## 07. Aluminium Doors and Windows

Gjames windows and doors\*

## 08. Handles

Gjames windows and doors\*

## 09. Decking

140mm Merbau

\*Colour specified during Colour Consultation

# Testimonials

“

An amazingly skilled team & very patient with all my questions. When Loveable Larry the concreter, Isaac and I pegged out the house, I knew TSH were the builders for me. My obsession for a solar passive house was achieved with precisely solar north orientation, resulting in a comfortable home, excellent air flow, no aircon.

**Sylvia Hood**  
Coolabine

”



“

It's rare to find a company that excels in both craftsmanship and customer service, but TSH achieves just that.

**Gayle Welch**  
Sandy Creek

”

“

The Shed House crew were excellent to deal with. We had a concept of what we wanted and they worked with us to bring our custom build to life. We had them manage the project until the lock up stage and then we took over the rest of the build under Owner builder license.

**Ella Asher**  
Doonan

”



“

The Shed House built us an amazing Pool House that we also use for an office and accommodation for guests. We are really happy with the result. The team was really easy to work with and the builders were all great. 100% recommend The Shed House - its been the perfect addition to our home.

**Jeremy Wood**  
Sunrise Beach

”



# 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**

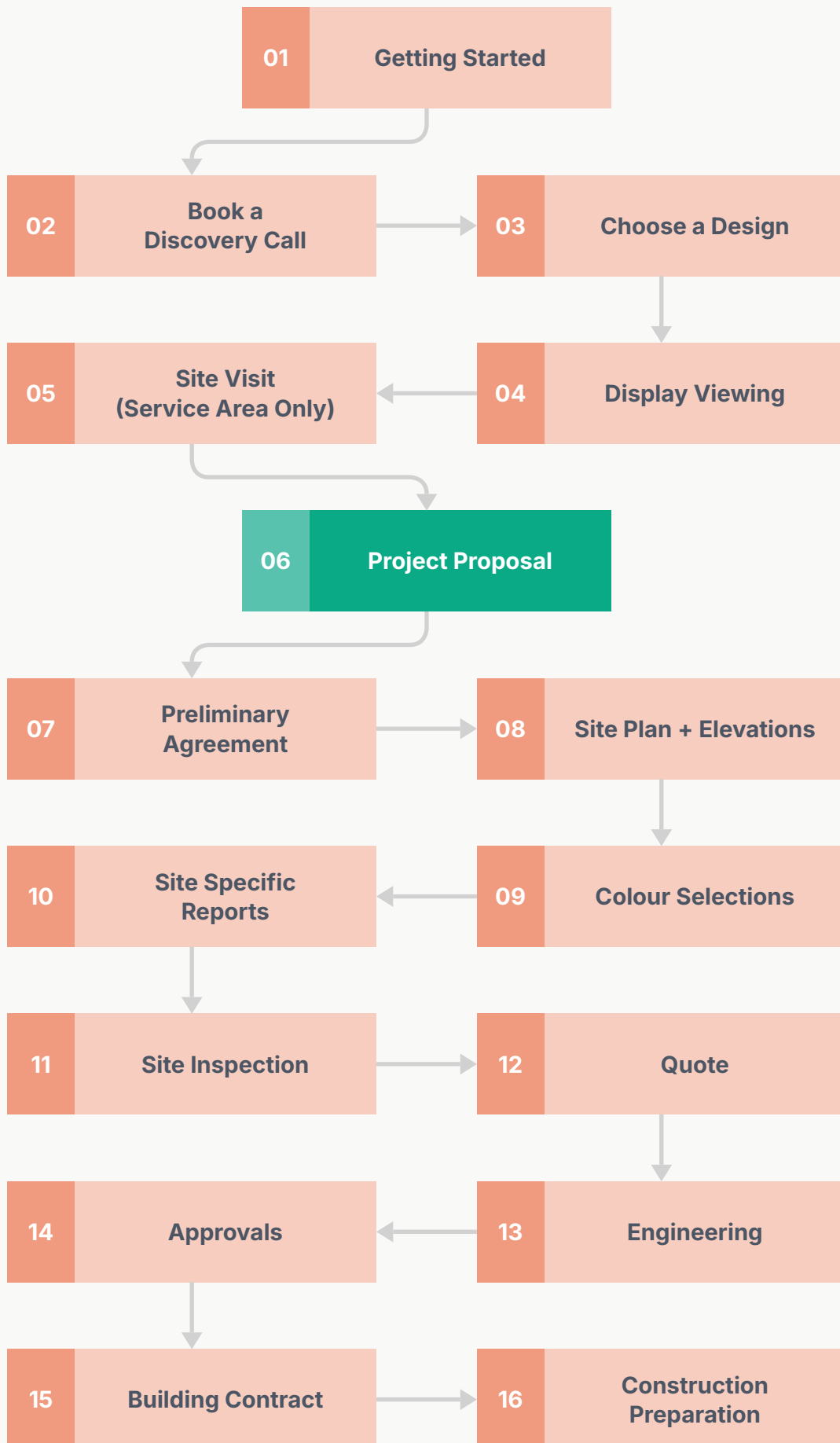
Junior Carpenter



**Lachie**

Apprentice Carpenter

# Our Process





# 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.



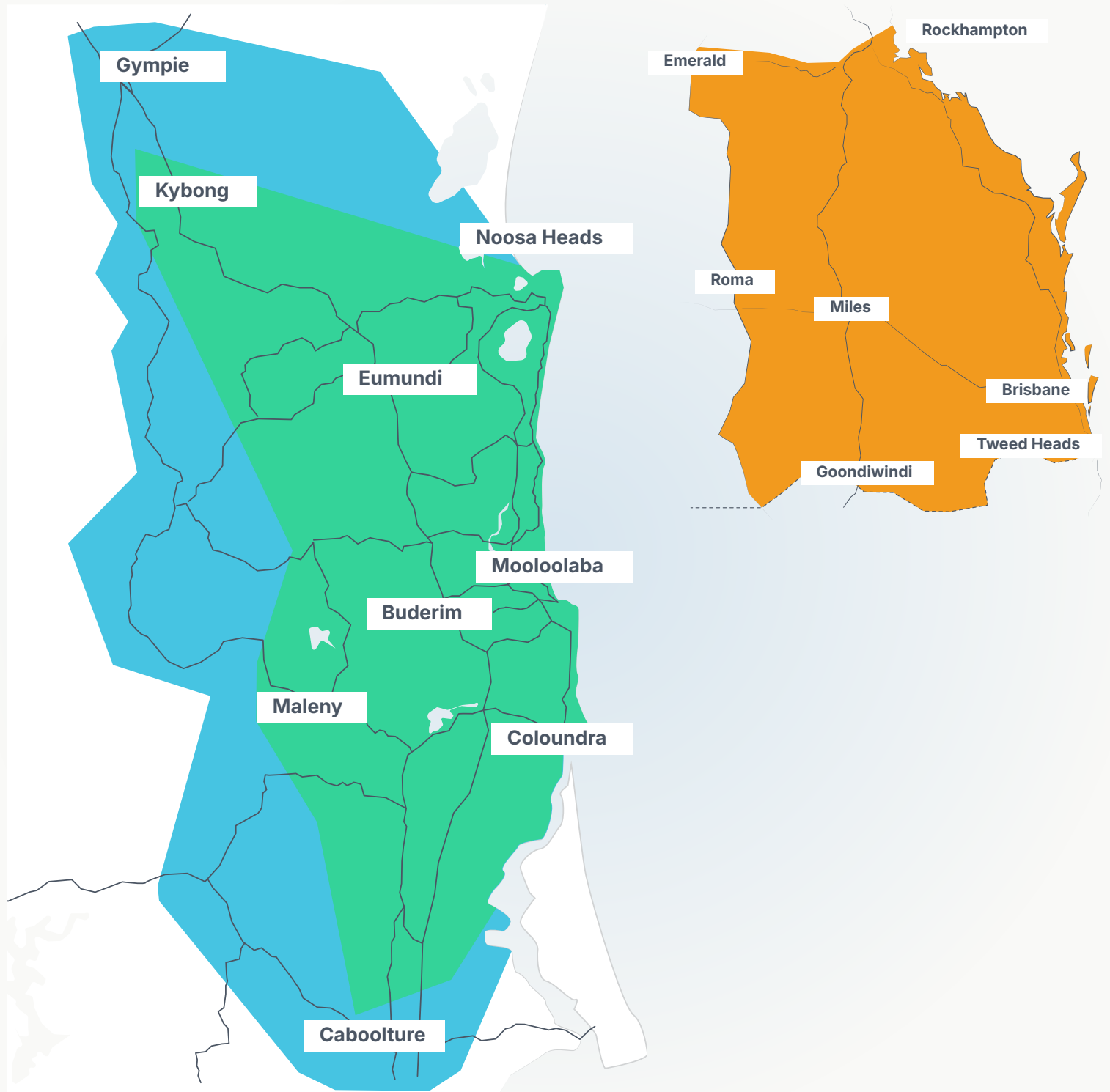
## Blue Zone

May incur additional travel fees.



## Orange Zone

Kit supply service area.



# 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.





# Kit, Lock Up or Turn Key

| Item                                                                  | Lock Up Kit | Lock Up Build | Turn Key Build |
|-----------------------------------------------------------------------|-------------|---------------|----------------|
| <b>Preliminaries</b>                                                  |             |               |                |
| Design and Engineering Package*                                       | Included    | Included      | Included       |
| Building and Plumbing approval                                        | -           | -             | Included       |
| <b>Base - Slab Specific</b>                                           |             |               |                |
| Under slab plumbing and electrical                                    | -           | -             | Included ▲     |
| Concrete Slab                                                         | -           | Included ▲    | Included ▲     |
| <b>Base - Floor System Specific</b>                                   |             |               |                |
| Steel floor system with SHS posts - 1m high                           | Included △  | Included ▲    | Included ▲     |
| <b>Frame</b>                                                          |             |               |                |
| Prefabricated 90mm TrueCore steel wall frames - N3 wind rating        | Included △  | Included ▲    | Included ▲     |
| High raked ceilings (Design dependant) *                              | Included △  | Included ▲    | Included ▲     |
| <b>Roof</b>                                                           |             |               |                |
| Colorbond Roof sheeting, fascia and gutter                            | Included △  | Included ▲    | Included ▲     |
| Roof blanket insulation R1.3                                          | Included △  | Included ▲    | Included ▲     |
| Insulated panel roofing - patio roofs                                 | Included △  | Included ▲    | Included ▲     |
| <b>Exterior</b>                                                       |             |               |                |
| G.James windows and doors                                             | Included △  | Included ▲    | Included ▲     |
| Fly screens for G.James windows and doors                             | Included △  | Included ▲    | Included ▲     |
| Colorbond wall cladding                                               | Included △  | Included ▲    | Included ▲     |
| WeatherTex - Weathergroove cladding                                   | Included △  | Included ▲    | Included ▲     |
| Timber trims and flashings                                            | Included △  | Included ▲    | Included ▲     |
| Plumbing and electrical                                               | -           | -             | Included ▲     |
| Painting                                                              | -           | -             | Included ▲     |
| <b>Decks</b>                                                          |             |               |                |
| Decking boards                                                        | -           | -             | Included ▲     |
| Wire balustrade with timber handrail                                  | -           | -             | Included ▲     |
| Stairs with treads and handrail                                       | -           | -             | Included ▲     |
| <b>Internal</b> (Refer to inclusions brochure for full specification) |             |               |                |
| Interior finishes                                                     | -           | -             | Included ▲     |
| Interior painting                                                     | -           | -             | Included ▲     |

\* **Design and Engineering Package** - We allow for a site specific site plan to establish your chosen 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

# Price List - July 2026

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**.

## Concrete Slab Foundation

| Design     | GFA (m2) | Patio (m2) | Bed | Bath | Kit       | Lock Up   | Turn Key  |
|------------|----------|------------|-----|------|-----------|-----------|-----------|
| Ilkley 45  | 45       | 24         | 1   | 1    | \$47,000  | \$107,000 | \$209,000 |
| Ilkley 60  | 60       | 34         | 2   | 1    | \$59,000  | \$127,000 | \$254,000 |
| Ilkley 90  | 90       | 46         | 2   | 1    | \$69,000  | \$177,000 | \$337,000 |
| Ilkley 120 | 120      | 76         | 3   | 1.5  | \$91,000  | \$215,000 | \$399,000 |
| Ilkley 150 | 150      | 84         | 3   | 1.5  | \$104,000 | \$265,000 | \$507,000 |

## Suspended Floor Foundation (Sloping blocks)\*

| Design     | GFA (m2) | Patio (m2) | Bed | Bath | Kit       | Lock Up   | Turn Key  |
|------------|----------|------------|-----|------|-----------|-----------|-----------|
| Ilkley 45  | 45       | 24         | 1   | 1    | \$60,000  | \$137,000 | \$243,000 |
| Ilkley 60  | 60       | 34         | 2   | 1    | \$74,000  | \$167,000 | \$296,000 |
| Ilkley 90  | 90       | 46         | 2   | 1    | \$90,000  | \$230,000 | \$392,000 |
| Ilkley 120 | 120      | 76         | 3   | 1.5  | \$121,000 | \$290,000 | \$477,000 |
| Ilkley 150 | 150      | 84         | 3   | 1.5  | \$141,000 | \$353,000 | \$595,000 |

\* Suspended Floor estimates do not include an allowance for disability ramps or scaffolding.





## 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.

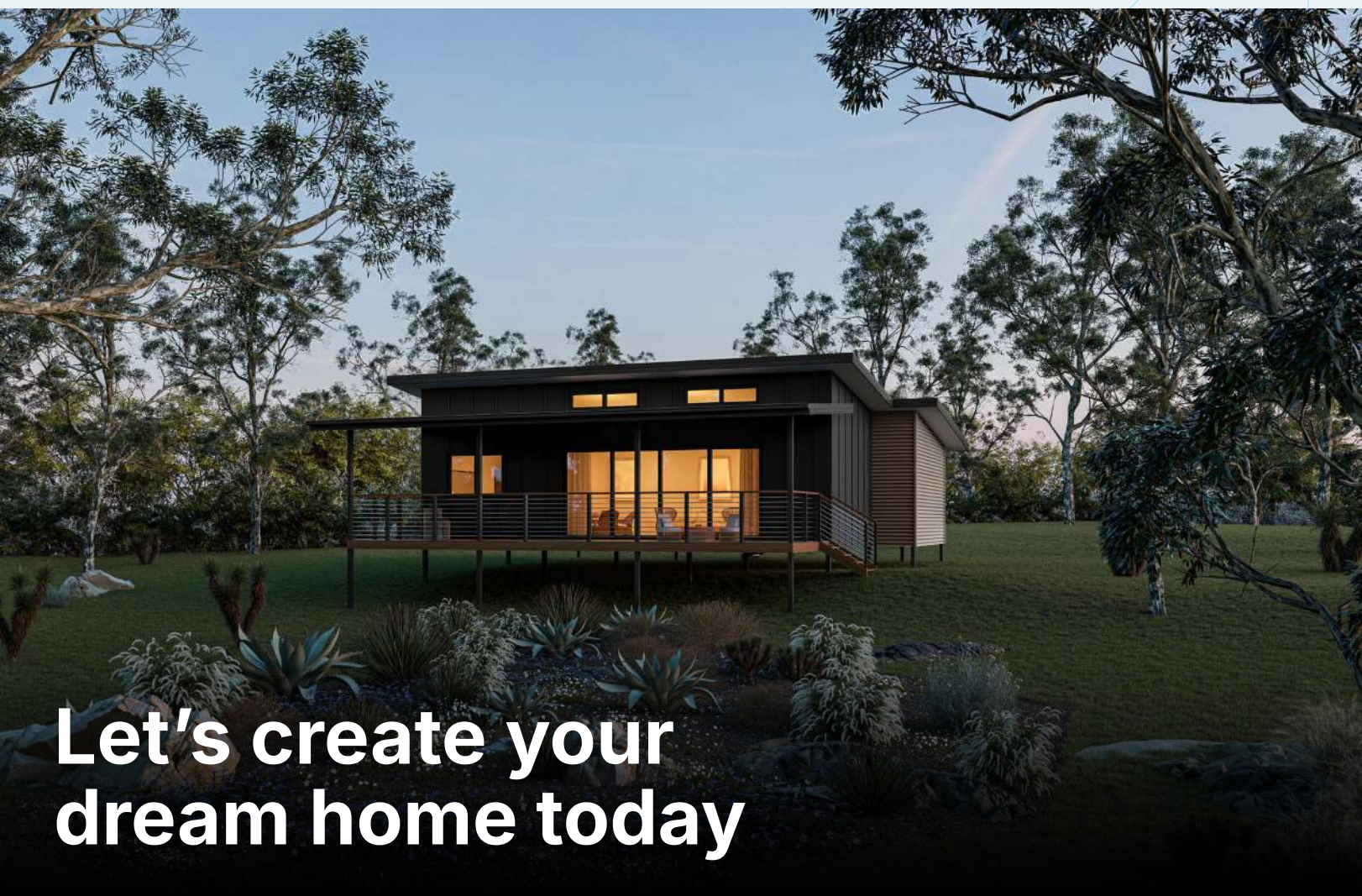
For all enquiries:



PHONE: 0487 256 061



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



Let's create your  
dream home today