

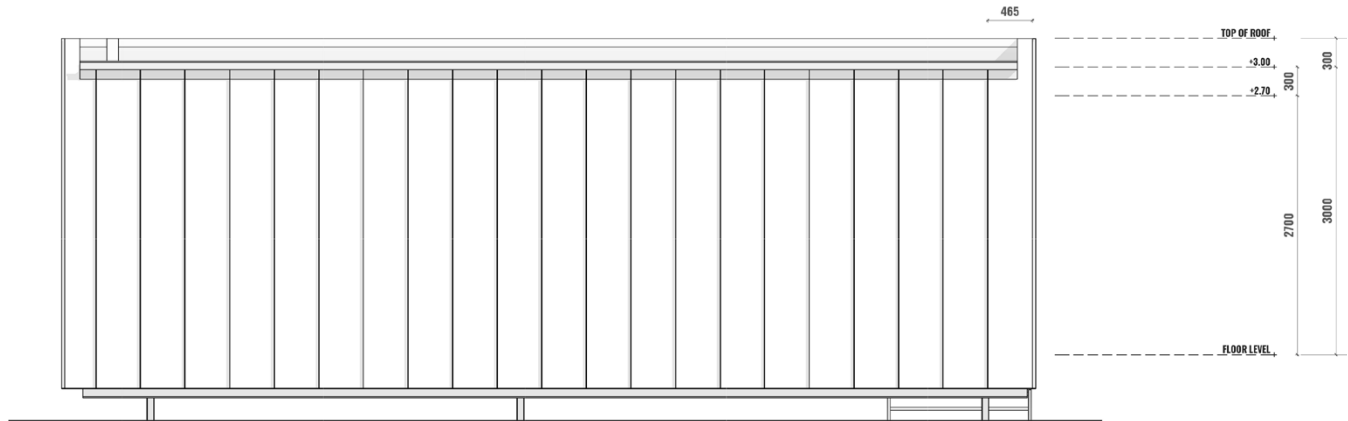
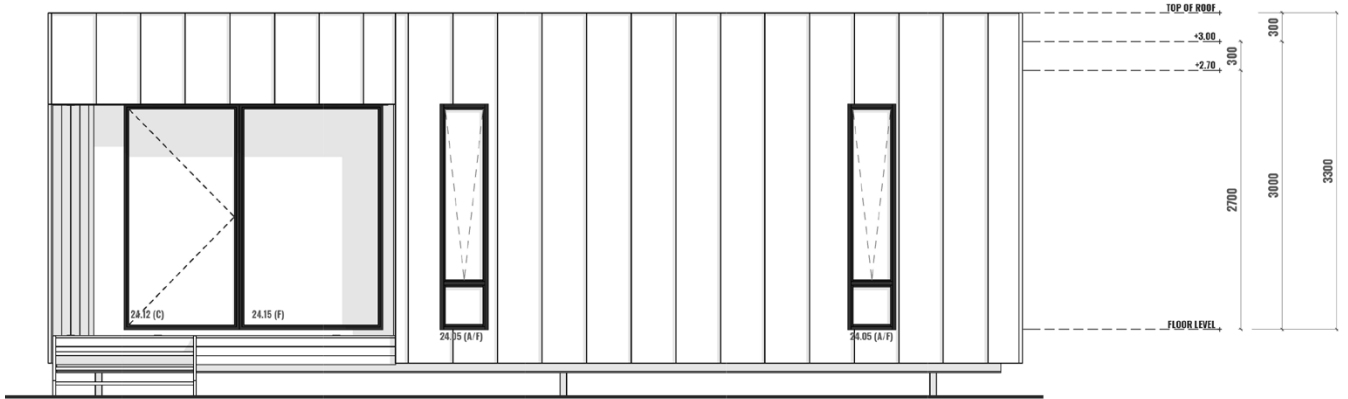
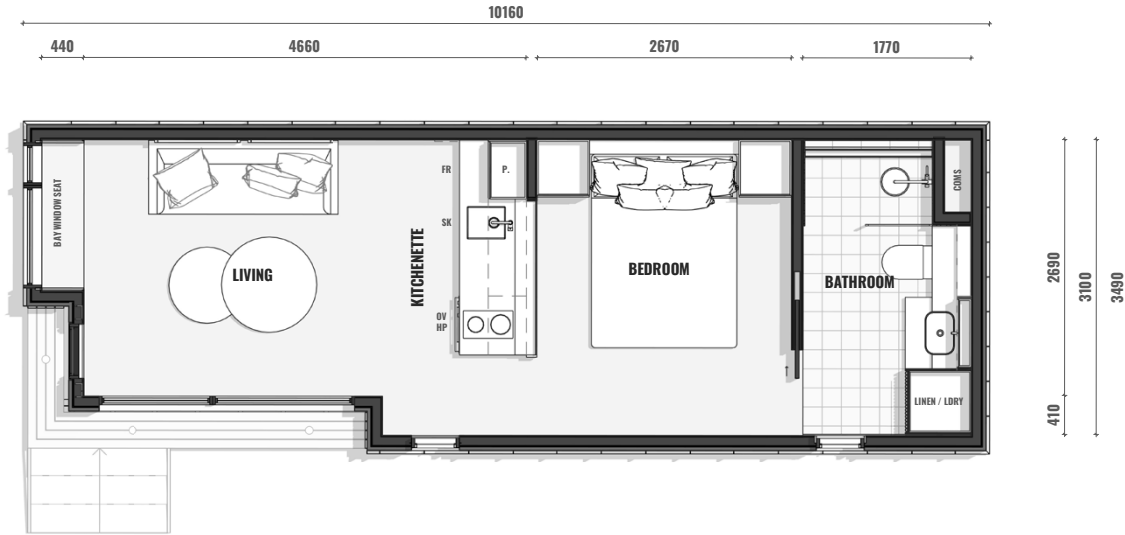


STUDIO - ONE

\$249,000

The Studio-One design is perfect for individuals, couples, or as a practical backyard granny flat. Elegantly blending the secluded bedroom suite within the living area and ensuite, it optimizes functionality and comfort. Space utilization is at its finest with a focus on enhancing storage solutions without sacrificing quality. Our exclusive high-performance building package ensures that our Pods stand out from the rest. Ready and in stock for immediate install.









Inclusions:

STRUCTURE

High performance structural engineered LVL timber frame, screwed and glued top and bottom with 6mm OSB wall sheathing glued and nailed to all external walls and roof area for maximum bracing value. We offer as standard N4 wind rating and BAL12.5.

Etch primed and 2 coat matt black Steel beam with 75mm steel column supports to be cast into 8 concrete pad footings. All engineering provided.

INTERIOR FINISHES

Painted Weathertex ruff sawn cladding.

UPVC thermally broken double glazed windows and doors.

Lime based Painted OSB feature sheeting to walls and ceiling.

Hard-wearing solid European oak engineered timber flooring.

Feature eave and entry deck in 90mm Blackbutt hardwood.

KITCHEN

Custom Laminex cabinetry with BLUM soft close draw runners and door hinges with finger pull face panels.

Overhead cupboards and floating shelves

20mm Smart stone benchtops and splashback kicks

Built in ledge area above splashback kick to increase usable bench storage.

ABI Seba Single Sink 550mm with sink waste and protector (selection of finishes)

ABI Elysian pull out kitchen mixer.

Timber framed fluted glass feature splashback.

APPLIANCES

Bosch Built in Compact oven with microwave function.

Fisher & Paykel 30cm twin Induction Cooktop

Fisher & Paykel 60cm Rangehood with Bluetooth capability to cooktop

Artusi 60cm integrated fridge freezer

BEDROOM

Built in custom bedhead and tall cupboards with hanging rail and x4 soft close draws.

Queen bed with Adair's bedding and pillows including cushions.

BATHROOM-ENSUITE

Custom Laminex cabinetry with BLUM soft close draw runners and door hinges with finger pull face panels
20mm stone benchtops and splashback kick

Tiling 300x600 Promenade Greige textured floor tiles with Mosaic finger feature wall tiles.

Full height frameless fluted feature glass with full length tile insert strip drain

Recessed mirror cabinet with shelves

Smart floor waste and tile insert strip drain in shower

ABI Interiors

Finlay twin Shower rail set

Elysian minimal mixer set.

Willow basin sink

Avi pop up waste

Asher Wall hung toilet pan with glass wall buttons.

Otto Single towel rail 800mm

Otto toilet roll holder

Otto hand towel holder

LAUNDRY

Custom Laminex built in laundry cupboard with soft close hinges.

Adjustable shelves for linen storage

Washing machine provisional space with power, water tap, and drain supplied.

ELECTRICAL

Low voltage switchable LED surface mounted lighting with Clipsal switches and power points

White DC ceiling fan in bedroom

Atom twin up down feature wall light

Led downlights to entry portico ceiling

Feature wall lights in bedroom/hallway

LED strip lighting in kitchen

LED strip lighting under cabinet in window nook

Feature reading wall light in feature nook

Recessed under shelf led sensor cabinet lighting.

Feature reading lights above bed

Feature wall sconce in bathroom and led under bench lighting

Low voltage ERV air filtration systems

Air conditioning 2.5kw Daiken reverse cycle split system to master bedroom.

Dual 10-amp instantaneous electric HWS

INSULATION

European Recycled wood fibre insulation from Life panel, R3.5 walls, R5.0 roof (external Steico thermal break) and R3.5 Floor as standard with the entire exterior wrapped using Proclima extasana/extora membranes for complete moisture control. We sheet the interior with a 15mm OSB 4 lining to control air tightness while still allowing the structure to permeate vapour through the wall assembly and dry out on a vented cavity behind the external metal cladding.

FURNITURE

3-seater leather couch with throws and cushions, wall art, coffee table.