



Duplex Design Home PLAN 380 TH

Option 1

\$94,000 plus GST

Option 2

\$173,900 plus GST

(Transport Cost depending on location)

Floor Metric Sizes

Unit 1 = 3 Bedroom
Unit 2 = 3 Bedroom(2 Storey)
Unit 2 = 3 Bedroom(2 Storey)
Unit 4 = 3 Bedroom

Living Area: 329.95 m²
Width of Home : 28.8 meters
Patio: 2.39 m²
Length of Home: 18.8 meters
Garage: 44.60 m²
Total Area: 379.33 m²

Floor Plan

12 Bedrooms, 4 Bathrooms, 4 Car
Parking

Duplex Design Home Plan 380 TH

KIT HOME INCLUSIONS

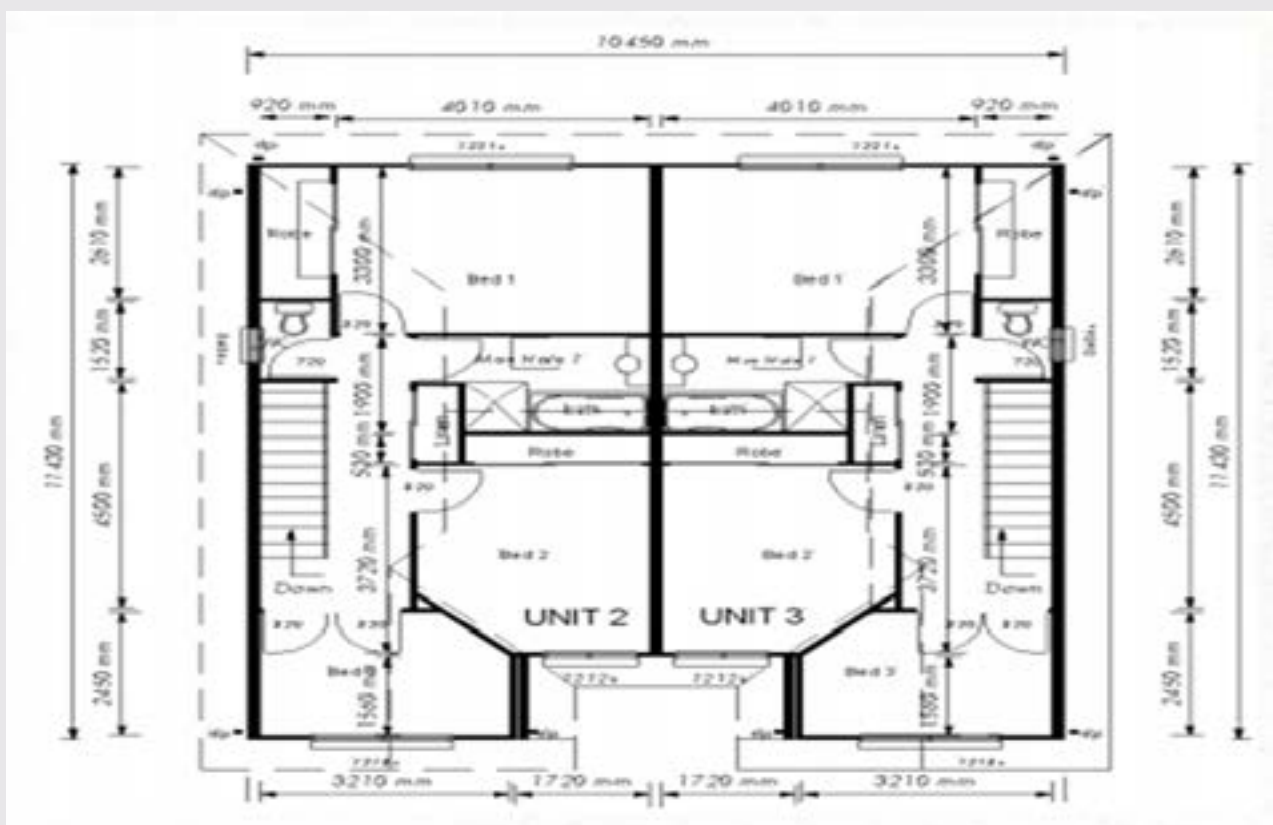
Supplying steel shell and structure: Option 1

- Internal and external stud frame walls and roof trusses.
- Internal framing pre-drilled for electrical and plumbing.
- External horizontal or vertical wall pre-designed, Galvanized steel painted embossed steel sheet(zinc alloy with polyurethane foam backing).
- Roof sheeting supplied in COLORBOND® roofing take out.
- Ridge capping, barge and corner flashing supplied in COLORBOND® steel Gutters and fascias supplied in COLORBOND® steel.
- Veranda posts supplied in Colored Powder Coating.
- All brackets, bolts and screws supplied.
- Full Engineering certificate with Spark Floor Plans.
- Floor plans ready to submit for council, approval guaranteed, excluding site specification drawings.
- 2.4 meter Ceiling height.

Option 2

Plus Addition Supplying material:

- Porcelain White Tiles for complete House and Bathrooms.
- R2.5 Insulation Batts for walls and roof.
- Double Glazed doors and windows as given on floor plan.



For more information call 02 8807 4717

email: enquiry@sparkbusinessgroup.com.au. Or visit www.sparkhomes.com.au

<https://www.youtube.com/watch?v=Wk5D7J5ZbkQ&feature=youtu.be>

<https://www.sparkhomes.com.au/contact-us/>

KIT HOME INCLUSIONS ADD ON OPTIONS

Inclusions options will be priced separately

- ☐ GYPROCK
- ☐ INTERIOR PAINT COLOURS
- ☐ VARIOUS SKIRTING AND ARCHITRAVES
- ☐ RAISED FLOORING SYSTEM (600MM)
- ☐ REAR VERANDAH
- ☐ REMOVAL OF EXTERNAL WALL SHEETING AND ADD BRICKS
- ☐ MIRROR REVERSED PLANS
- ☐ KITCHEN MODULER OR CUSTOMIZED MADE TO ORDER
- ☐ ADD ON DECKING
- ☐ VARIOUS CLADDING OPTION AVAILABLE
- ☐ EPS PANELS INSULATED PANELS AS KITS
- ☐ HEBEL BOARDS
- ☐ BRICKS
- ☐ RENDERING MATERIAL OPTION
- ☐ INTERNAL DOORS
- ☐ CYCLONE RATED
- ☐ GARAGE DOOR
- ☐ TOILET SUITE
- ☐ SHOWER CUBICLE
- ☐ VANITY
- ☐ SNOW ROOF LOADING
- ☐ OVEN
- ☐ LAUNDRY
- ☐ AIR CONDITIONER
- ☐ PLEASE SUPPLY OTHER PRODUCTS

BENIFITS OF STEEL

100% TERMITE PROOF TRUECORE® Completely termite proof, Recyclable, non combustible, to ensure our customers are rest assured the struc - tural integrity of your dwelling will not be compromised by these pests.

PREASSEMBLED STEEL FRAMES: Framing can be completed in only a fraction of the time by just bolting it together on site. The result is lower installation costs for all people on site.

RECYCLABLE MATERIAL: reduces energy consumption plus steel is 100 % recyclable, Steel ticks all the boxes essential for sustainability. Its long life conserves valuable resources and reduces energy consumption.

Please ask for help if you need Council Approvals

STRENGTH OF STEEL It's high strength to weight ratio compared with other inferior building products, it's easy to see why steel is the favored choice when it comes to strength.

STRAIGHT AND TRUE Eliminating the risk of jammed doors and windows will not shrink, rot, warp, or sag or twist, reducing the risk of crack - ing cornices, bowed internal wall, and sagging roof lines can be engineered for all wind rating and manufactured.

NON COMBUSTIBLE Unlike other building materials, a house frame made from TRUECORE® steel is noncombustible and will not ignite.

50 YEAR WARRANTY TRUECORE® steel is durable and strong, protected by a 50 year warranty from BlueScope.