



8.6mx3m Self Contained Cabin

1 Bedroom and Ensuite
with Separate kitchen and Living or Office Area

P: 07 49 749 749

**for further details or come in
and view at the hardware**



**Ready for
Delivery, and
priced to sell!**

- ◆ 8 / 1300mm - 75 x 75 x 4 all gal steel stumps
- ◆ Pre-built in our frame and truss plant factory
- ◆ Solid steel sub frame with H2 treated pine wall frame infill's
- ◆ Raked ceiling height from 2.4m to 2.7m
- ◆ Skillion roof design with zincalume roofing iron, gutters and barge and 600mm eave.
- ◆ External cladding is corrugated wall sheeting
- ◆ Internal fully lined with 6mm durasheet and painted
- ◆ Walls and roof are lined with sisolation and R1.0 Batt Insulation
- ◆ Ready to connect to power with built in power points and lights
- ◆ Flooring to Bedroom and Living Area is particle board with vinyl floor covering
- ◆ *Kitchen and Living Area:*
- ◆ 1/ 820mm painted external hinged door with 1/3 glass infill and key entry
- ◆ 1/ 600 x 1500 sliding clear glass window (powder coat frame)
- ◆ 1/ 1000 x 1050 sliding clear glass window (powder coat frame)
- ◆ Power points and TV Point, provision for installation of box air con
- ◆ Kitchen is tiled, with kitchenette cupboard and sink
- ◆ Living Area is particle board with vinyl floor covering
- ◆ *Bedroom Area:*
- ◆ 1/ 820mm Painted External Hinged Door with key entry
- ◆ 1/ 600 x 1500 sliding clear glass window (powder coat frame)
- ◆ 1/ 600 x 600 sliding obscure glass window (powder coat frame) in ensuite
- ◆ Ensuite is waterproofed with certificates for council approval
- ◆ Hot and cold provision for ensuite through floor only
- ◆ 900mm Shower Enclosure with Shower head and taps (provision for shower curtain only)
- ◆ 450mm vanity with basin tap mixer and dual flush toilet
- ◆ Ensuite floor and skirting are waterproofed, tiled and grouted
- ◆ Bedroom floor is particle board with vinyl floor covering
- ◆ 3 power points/ 1 TV Point, provision for installation of box air con



EXCLUSIONS:
Council Fees and Lodgement
Pier or Stump Bracing Engineering
Soil and Percolation Tests
Septic Engineering
Site clearing or disposal of rubbish
Onsite Plumbing / Electrical Connection
Stumps/Concrete/Onsite Labour
Gas Connection/Gas Bottle

\$35,000.00 INC GST

...we can deliver far and wide...