

# THE TOPAZ



2



1

77

m<sup>2</sup>



**CLASSIC KIT HOMES**  
Clever additions made *easy*

# FLOORPLAN



2



1

77

m<sup>2</sup>

## LIVING ZONE

**59.81 m<sup>2</sup>**  
**6.44 sq**

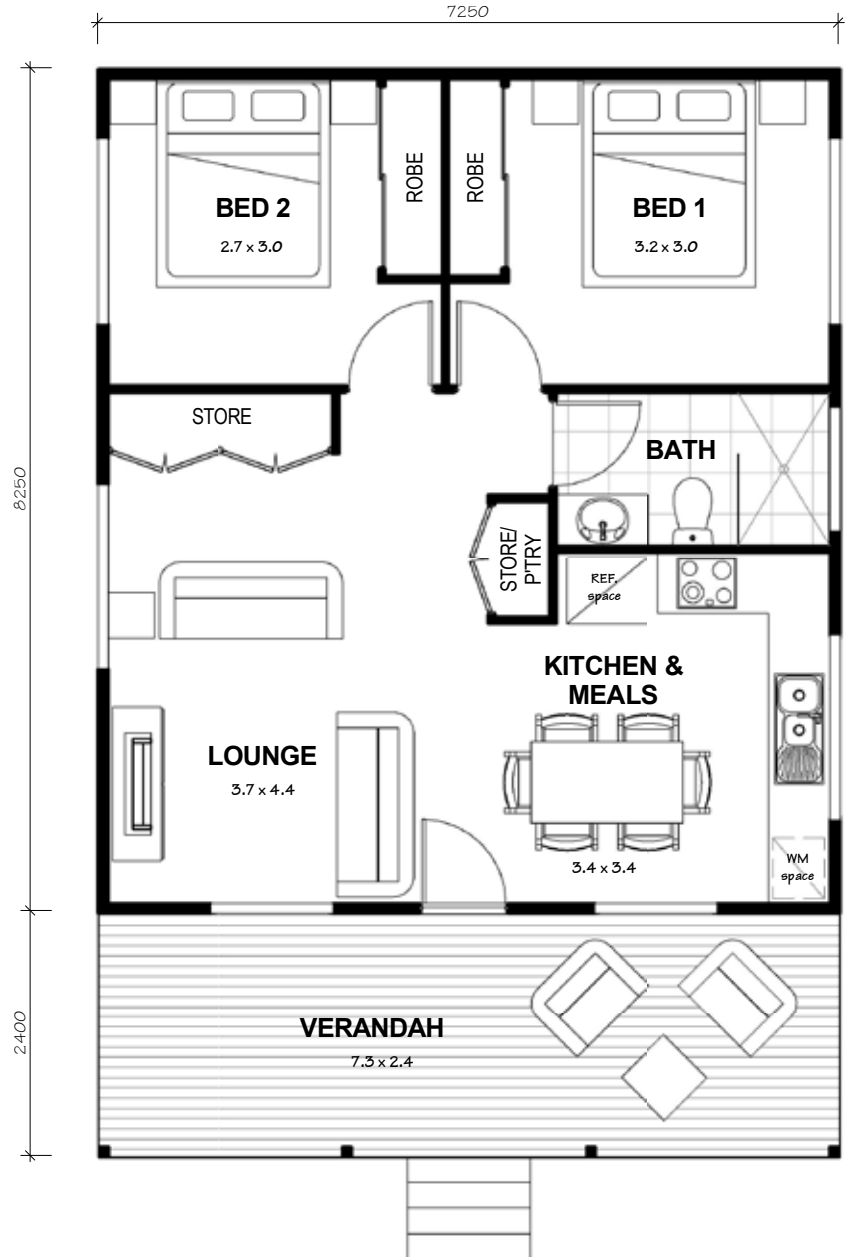
## VERANDAH

**17.40 m<sup>2</sup>**  
**1.87 sq**

## TOTAL AREA

**77.21 m<sup>2</sup>**  
**8.31 sq**

- Plan conforms to council requirements for a 2nd dwelling - (less than 60m<sup>2</sup> living area)
- Built-in robes in each bedroom
- Spacious versatile verandah at front
- Private deck at rear
- Plentiful storage
- Large study, or extra storage space
- Washing machine space in kitchen
- Multi-use laundry/pantry/storage space
- Compact and highly functional



## THE CLASSIC KIT

- ✓ Engineered and Drafted Plans – ready to be submitted to council with all necessary reports
- ✓ Levelmaster Adjustable Stumps
- ✓ Structural Steel Posts (*to support floor*)
- ✓ External Stairs, Verandah Posts and Decking Timber
- ✓ Termifloor Flooring to living areas
- ✓ 18mm Scyon Sheeting to wet areas
- ✓ Treated Wall Frames and Trusses, plus all Bracing and Tie Down (*Steel Frames available on request*)
- ✓ External Cladding from our extensive range, plus all Fixings
- ✓ Hume External Doors with locks and handles
- ✓ Aluminium Windows and Fitted Fly Screens
- ✓ Sliding Glass Doors (*if shown on plan*)
- ✓ Window Hoods (*if shown on plan*)
- ✓ Colorbond Roofing, Fascia and Guttering to living area and verandahs
- ✓ Foil Faced Insulation and Batts to roof, exterior walls and internal ceilings
- ✓ Plasterboard and cornice to internal walls, plus all fixings
- ✓ Villaboard to bathroom walls
- ✓ Internal Doors and Handles, Wardrobe Doors, Shelving, Hanging Rail
- ✓ Timber Skirting and Architraves

# INCLUSIONS

FOR NANNY FLATS AND SMALL HOMES

## ✓ **THE KIT & KABOODLE™** – *all of The Classic Kit Inclusions PLUS:*

- ✓ Bamboo Flooring with underlay
- ✓ Carpet to bedrooms and living area (*if shown on plan*)
- ✓ Floor Tiles to bathroom, laundry, toilet + Wall Tiles to bathroom and kitchen
- ✓ Complete Kitchen Cupboards plus Sink, Oven, Cooktop and Rangehood
- ✓ Bathroom Vanity, Cabinet, Shower Screens and Toilet
- ✓ Bathroom Accessories – Toilet Roll Holder, Towel Rail and Towel Ring
- ✓ Combined Heater, Fan, Light in bathroom
- ✓ Laundry Tub
- ✓ All Tapware
- ✓ Ceiling Fans
- ✓ Quality Paint – Taubmans® or Dulux®

VIEW A  
COMPREHENSIVE  
INCLUSIONS LIST  
ON OUR WEBSITE

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*It has been a pleasure to deal with a company that embraced our ideas right from inception. You worked with us carefully to meet our specific needs, ensuring those ideas came to fruition.*

DAVID & SUE BORG

– KENILWORTH –

## OPTIONAL UPGRADES

- ✓ Security Screens *(to replace Flyscreens)*
- ✓ Hardwood Flooring *(to replace Bamboo Flooring)*
- ✓ Aluminium Step Treads on external stairs *(to replace Timber Treads)*
- ✓ Timber Handrails
- ✓ Queenslander Features
- ✓ Air Conditioning
- ✓ Solar System
- ✓ Refrigerator
- ✓ Dishwasher
- ✓ Washing Machine
- ✓ Upgrade to Cyclone Rating *(site dependant)*
- ✓ Upgrade to BAL – Bushfire Attack Level *(site dependant)*

### **Please note:**

These upgrades aren't included in The Classic Kit pricing or The Kit & Kaboodle pricing. Let us know what upgrades you're considering and we'll provide you with a quote.

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*Nothing was a problem, from drafting our plans or making suggestions to improve on our ideas... your assistance and friendly attitude made our experience at building our first house easy. Thankyou again for exceeding all of our expectations.*

**BILLY, LEAH & PARIS**

– BUDERIM –

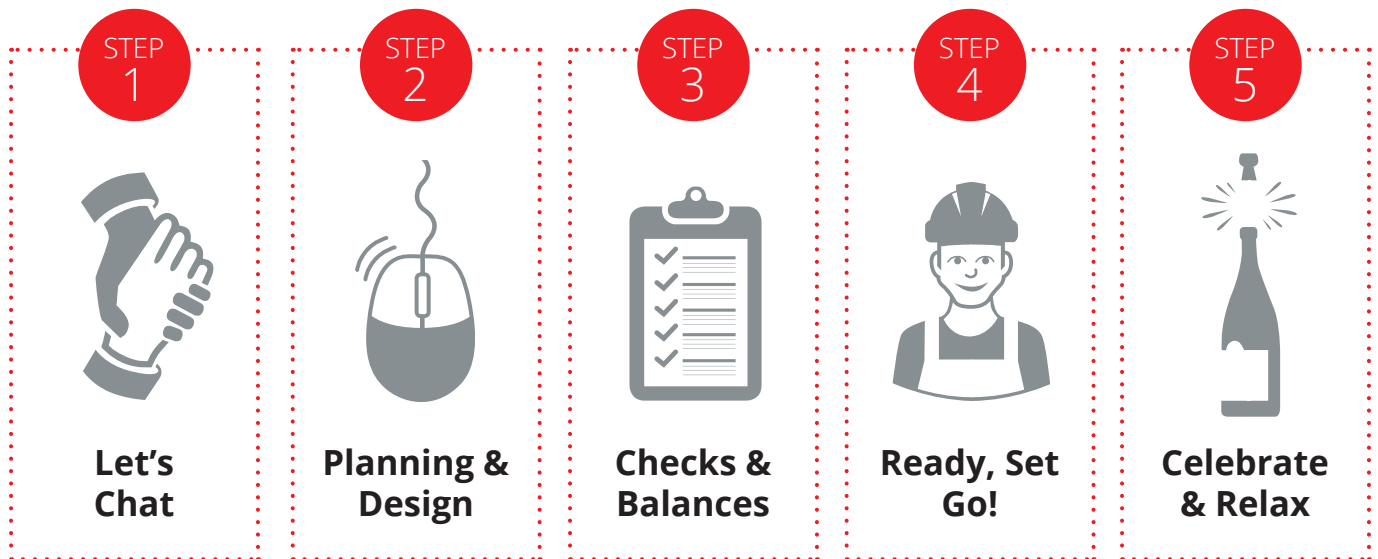
# THE PROCESS

A SIMPLE FIVE STEP PROCESS

**Classic Kit Homes are specialists in helping people just like you achieve your dreams.**

In over 40 years of business, we have countless super happy clients. So rest assured you're in safe hands when you choose a Classic Kit Home Nanny Flat – the same professional, attentive service 300+ previous clients have experienced. We'll hold your hand and guide you through the stages outlined on the following pages.

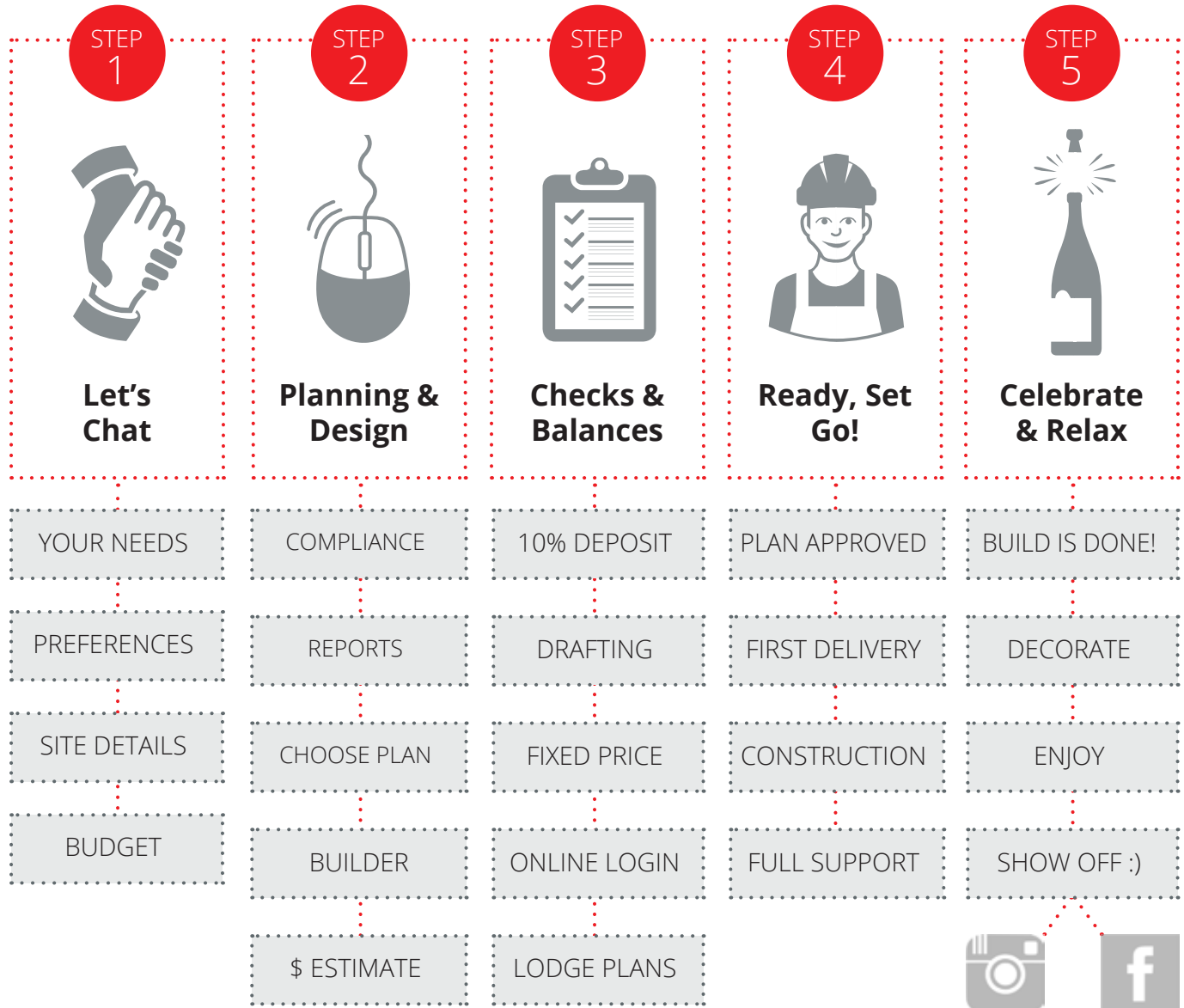
**Here's how it works:**



# THE PROCESS

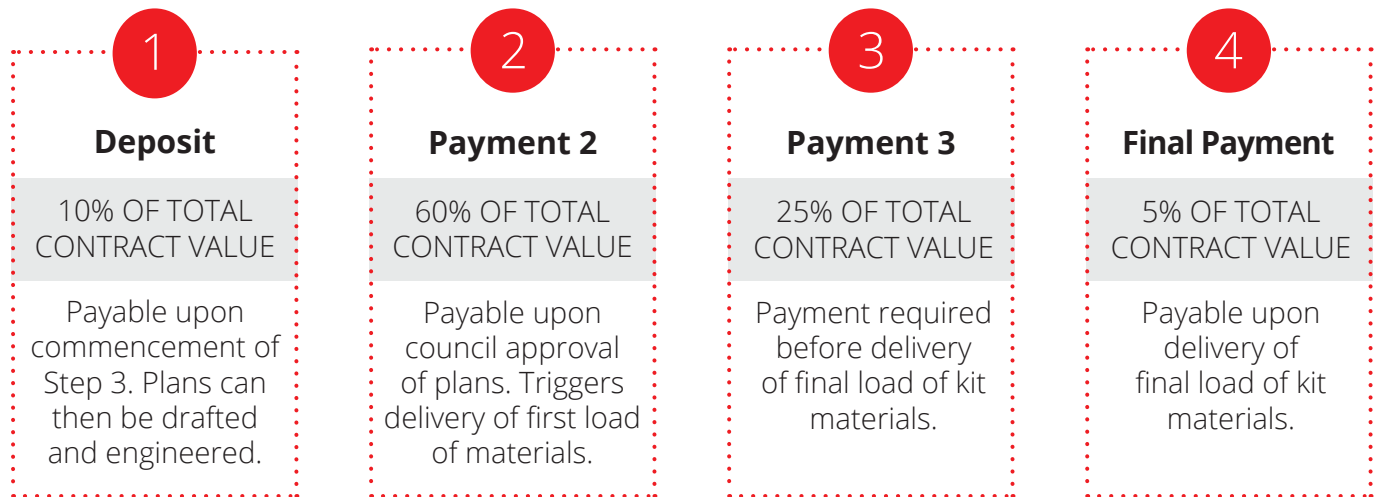
A SIMPLE FIVE STEP PROCESS

## What happens at each step?



At Classic Kit Homes, we take great care to make the whole process transparent and smooth for our home owners and builders. That's why we give **fixed price quotes and don't request full payment up front**, however, payments must be received and cleared 10 days prior to expected delivery of your consignment. This gives us time to ensure all materials are packed and can be delivered to your site on time for the correct stage of the construction.

### PAYMENT SCHEDULE\*



### DELIVERY SCHEDULE

Delivery of each consignment of materials is scheduled according to the progress of your build. Factors which determine the delivery include: access to the site, remoteness of the site, weather conditions, and the speed of your build. We'll work with you to find the best timing for contractors, suppliers and you, the homeowner/builder.

\* Please Note: This Payment Schedule is for The Classic Kits only and may change if you select the Kit & Kaboodle™ package.



# LOVING THE **TOPAZ?**

JUMP ONLINE TO VIEW ALL OUR BEAUTIFUL DESIGNS

[WWW.KITHOMES.COM.AU](http://WWW.KITHOMES.COM.AU) 



[info@kithomes.com.au](mailto:info@kithomes.com.au)

(07) 5641 20 20

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