



Spectacularly spacious and elegantly designed, The Milan is built to be versatile.

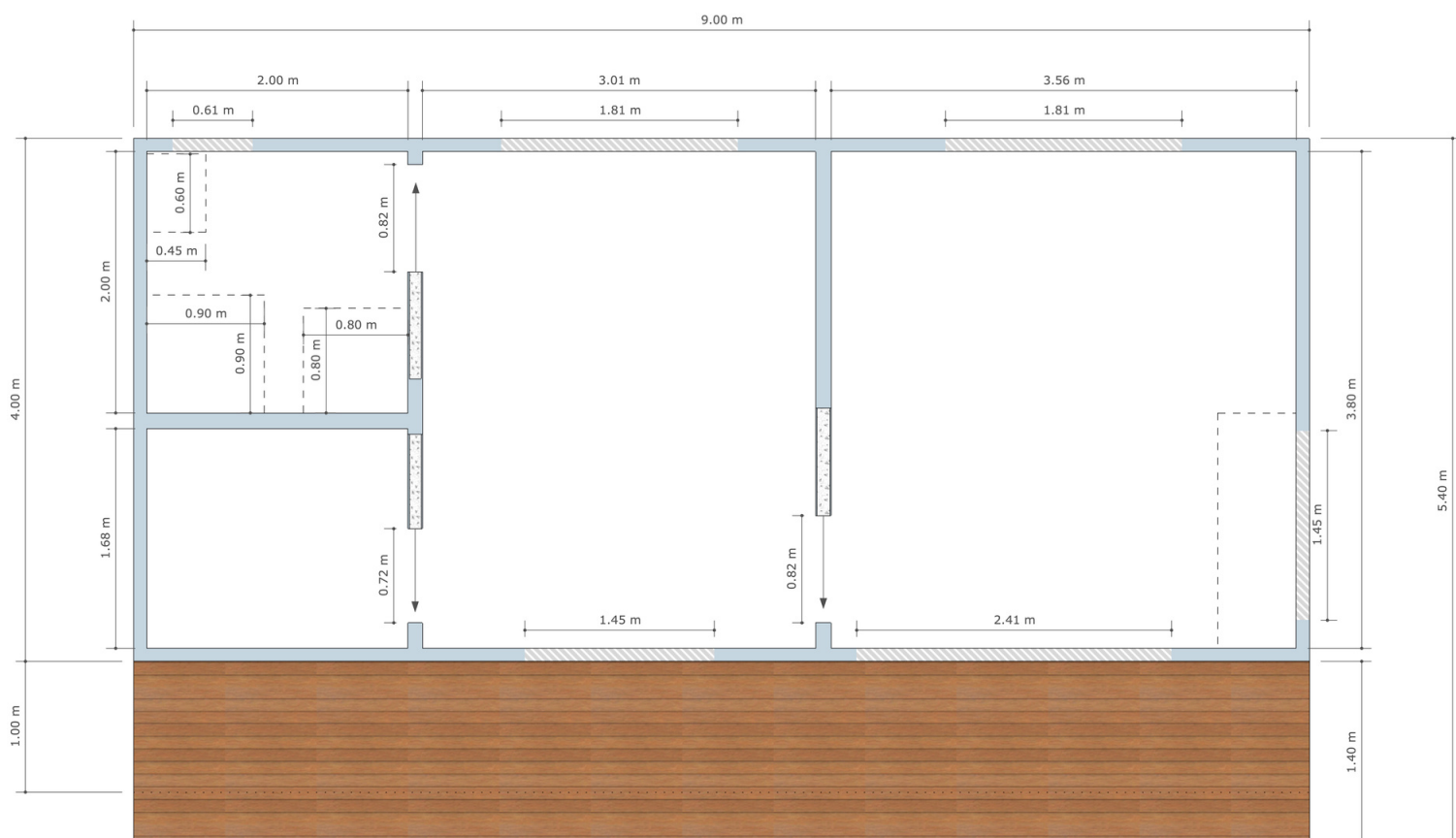
- ✓ Under 40m²
- ✓ Quick and Simple to Build
- ✓ Modern Sleek Design
- ✓ Versatile and Easy to Install
- ✓ Range of Cladding Options
- ✓ Double or Single Glazed Windows
- ✓ Full Fit out or Built to Lockup

**AUSTRALIAN
BUILT & OWNED**

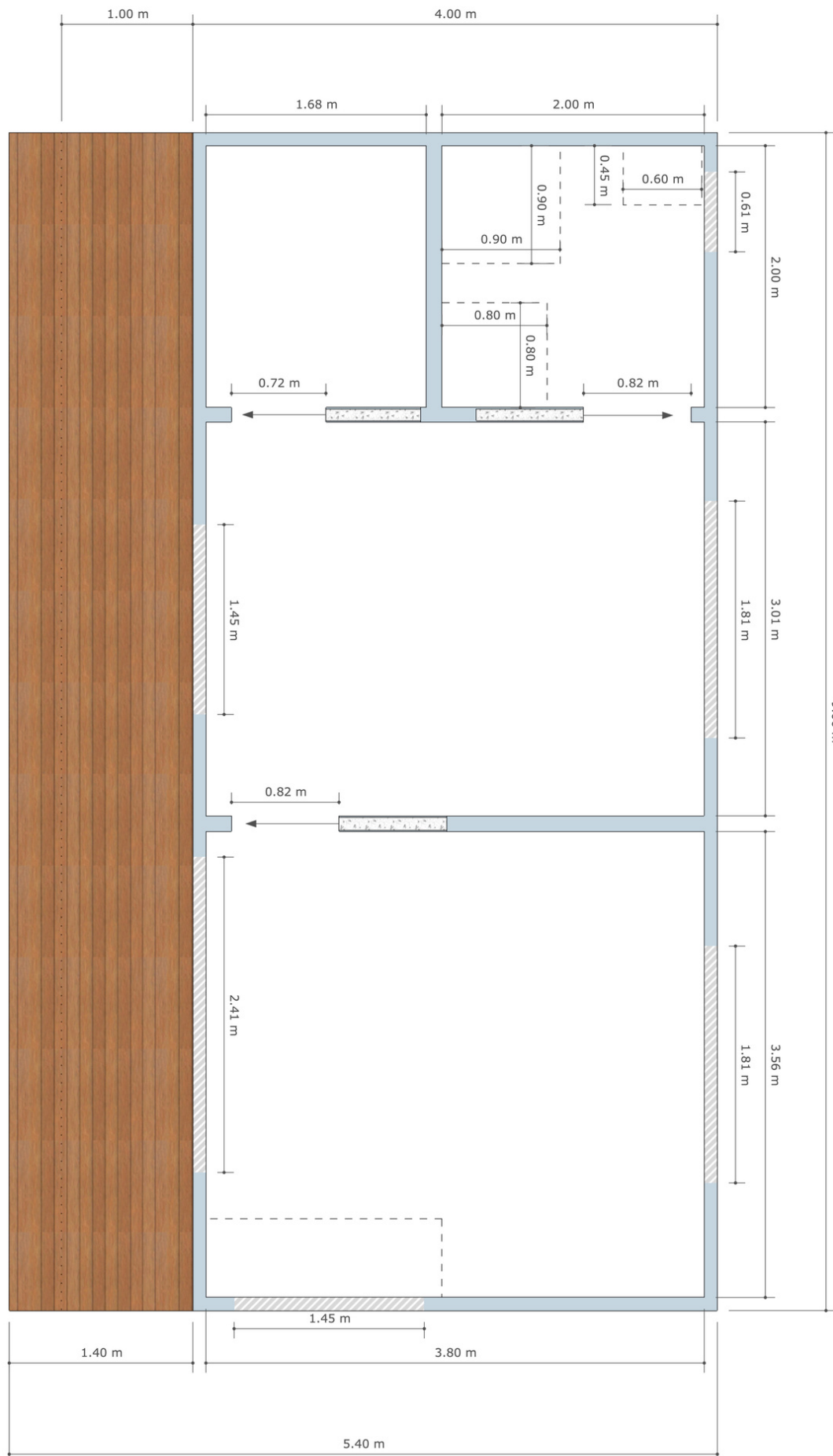


FEATURES

- ✓ Colorbond Gutters, Roof & Fascia
- ✓ Decking Options
- ✓ Roof & Wall Insulation
- ✓ Internal Lining Options
- ✓ Treated Timber Frame Construction *
- ✓ Cantilever Awning
- ✓ Particle Flooring
- ✓ Roof and Gutter Colour Options
- ✓ Bespoke Design
- ✓ Easily Installed
- ✓ Low Maintenance
- ✓ Steel Engineered Piers
- ✓ Single or Double Glazed windows
- ✓ Treated Timber Sub Floor *



*NSW Only - Engineered Steel Construction used in VIC



SPECIFICATIONS

Sub Floor

- Treated Timber Sub Floor with Steel Piers *
- Timber Sub floor to suit *
- 19mm Yellow Tongue Flooring

Structure

- Treated Timber Frame Construction*

Wall Cladding

- Weathertex, Colorbond Corrugated or Weatherboard options available.

Roofing

- Colorbond Corrugated Iron (Choice of Colour)
- Downpipes (PVC) to ground, Gutters & Flashing (Choice of Colour)

Insulation

Batt Insulation

- R2.5 to Walls
 - R2.5 to Roof
 - R1.5 to Floor
- (Additional requirements to be determined by energy assessor, if req)

Internal Lining

- 10mm Plasterboard with Moulded Skirting and Architraves.

Plumbing

- Down pipe to ground unless required for permit to be connected to storm water & Plumbing for Bathroom/Kitchen

Deck & Cover

- Decking 1.4m Deep x 9m Wide.
- Verandah Coverage of 1 Meter

Windows & Doors

- 2 x 1450mm (W) x 857mm (H) SG Awning Window
- 2 x 1810mm (W) x 600mm (H) SG Awning Window
- 1 x 610mm (W) x 857mm (H) SG Awning Window (Frosted)
- 1 x 2410mm (W) x 2100mm (H) SG Sliding Door
- Single Glazed - DG Optional
- Aluminium Frame - Timber Optional

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** Kitchenette Only Available in NSW

SPECIFICATIONS

Painting

- Painted internally and externally.

Floor Coverings

- Your choice of Hybrid Laminate Flooring and Carpet.
- Tiles in the Bathroom

Bathroom (Optional Upgrade)

- 1 x Bathroom Vanity
- 1 x Sink
- 1 x Shower Screen & Base
- 1 x Mirror
- 1 x Exhaust Fan
- 1 x Basin Mixer Tap
- 1 x Shower Mixer Tap & Head
- 1 x Toilet Roll Holder
- 1 x Towel Rail
- 1 x Towel Ring
- 2 x Robe Holders

Electrical

- 11 x Power Points
- 2 x Smoke Detector
- 1 x 3 Gang Light Switch (Entry)
- 1 x 2 Gang Light Switch (Bathroom)
- 2 x 1 Gang Light Switch (Bedroom/Robe)
- 16 x Downlights to Suit
- 1 x Exterior up/down light

Kitchenette (Optional Upgrade) **

- Laminex Benchtops
- Melamine Cupboards
- Single Sink
- Sink Mixer Tap
- Overhead Cupboards
- Under-bench Cupboards with bar Fridge space.

** Kitchenette Only Available in NSW

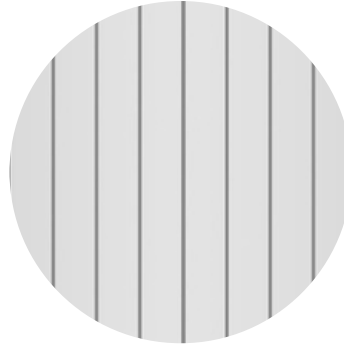
Cladding Options



Colorbond
Corrugated



Weathertex
Weathergroove

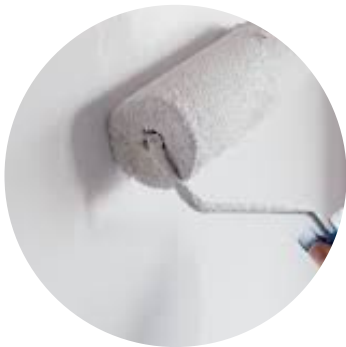


V Groove



Traditional
Weather Boards

Internal Lining Options



Plasterboard

Flooring Options



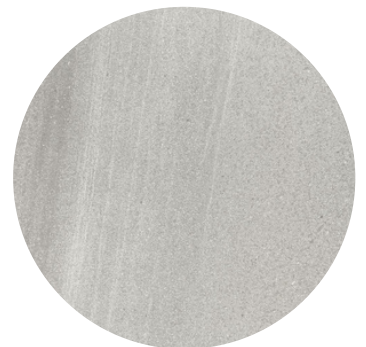
Yellow Tongue
Natural



Hybrid Laminate
(Choice of Style)



Carpet
(Choice of Style)

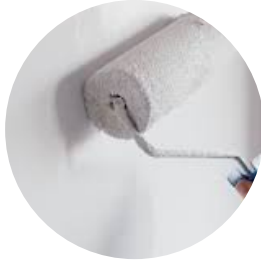


Tiles
(Choice of Style)

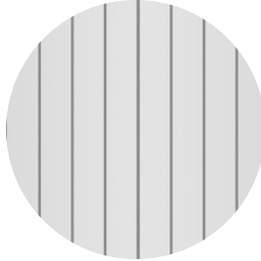
Painting Options



Internal &
External



Internal Only



External Only



DIY

External Decking Options



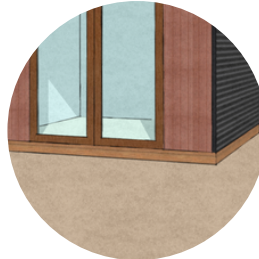
Composite
Decking
(Choice)



Treated Pine
(Standard)



Merbau
Decking



No Decking

Electrical Options



Split System A/C



Additional
Lights



Additional
Power Points

Upgrade Options



Bathroom



Kitchenette