

ALTERNATE DWELLINGS



Unique modular barns. Buy the plans, to lock up or fully fitted out.

alternatedwellings.com.au

Alternate Dwellings homes are renowned for their individual barn style appeal and unique modular building system.

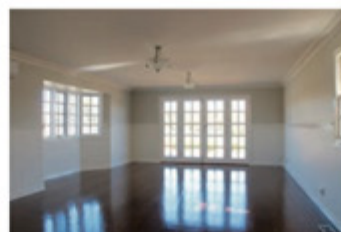
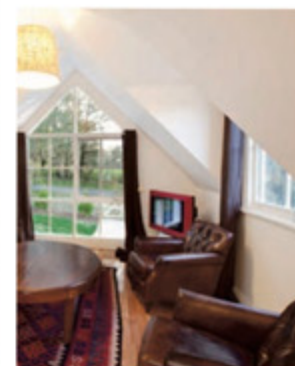
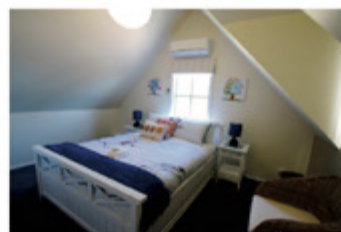
The **Alternate Dwellings** collection is available in a broad range of sizes and floor plans, from bungalows, studios, cottages, weekenders, charming bed and breakfasts, through to expansive homesteads. They can even be used for stylish barns and sheds.

Our homes are 100% Australian, using locally sourced plantation timber. The latest environmentally friendly termite and weather treatments truly guarantee the homes we build.

All our homes are protected under a certified completion guarantee, using a Registered Building Practitioner with the Building Commission of Victoria, a Member of the Housing Institute of Australia (HIA), and Member of the Master Builders Association of Victoria.

How far you personalise your home can stretch as far as your imagination, with our choices of windows, verandahs, decking, external board types, stairs and finish details.

Alternate Dwellings can be built fully fitted out, built to occupancy, built to lock-up, or you can buy the complete kit, and even just to purchase the plans. We give you the freedom to create your home your own way.



Design your own beautiful home

WESTERNER



Available in		m2	Sq
Westerner	16	152	16.4
Westerner	20	182	19.6
Westerner	23	216	23.3

* All homes can be customized both for layout and size



WESTERNER



HIGHLANDER



Available in		m2	Sq
Highlander	11	97	10.5
Highlander	14	130	13.6
Highlander	18	170	18.2
Highlander	23	216	23.3
Highlander	26	243	26.0
Highlander	29	268	28.8
Highlander	35	324	35.0

* All homes can be customized both for layout and size



HIGHLANDER



GIPPSLANDER



Available in		m2	Sq
Gippslander	8	71	7.7
Gippslander	10	97	10.4
Gippslander	13	122	12.9
Gippslander	17	162	16.9
Gippslander	22	203	21.8

* All homes can be customized both for layout and size



LOFT



Gippslander 10



LOFT



Gippslander 17



GIPPSLANDER



KORNALLA



Available in		m2	Sq
Kornalla	15	136	14.6
Kornalla	19	174	18.8
Kornalla	23	217	23.3
Kornalla	27	254	27.4
Kornalla	29	265	29.0

* All homes can be customized both for layout and size



LOFT



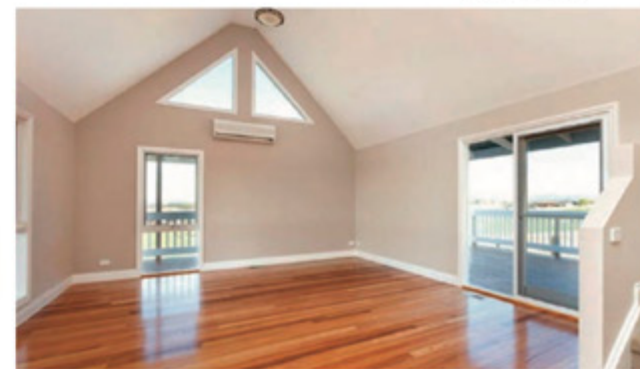
Kornalla 19



LOFT



Kornalla 23



KORNALLA



Available in		m2	Sq
Old Mill	9	81	7.7
Old Mill	12	108	10.4
Old Mill	24	220	23.6

* All homes can be customized both for layout and size



Old Mill12



OLD MILL



Available in		m2	Sq
Spring Creek	6	54	5.8
Spring Creek	7	65	7
Spring Creek	9	82	8.8
Spring Creek	11	103	11

* All homes can be customized both for layout and size



Spring Creek 9



SPRING CREEK



Available in		m2	Sq
Kaye's Cottage	20	185	19.8
Kaye's Cottage	25	228	24.5
Kaye's Cottage	30	274	30

* All homes can be customized both for layout and size



Kaye's Cottage 30



JANEEN'S COTTAGE



Available in		m2	Sq
Carrington	10	96	10.3
Carrington	14	130	14.1
Carrington	16	144	16.5
Carrington	19	180	19.4
Carrington	23	216	23.3

*All homes can be customized both for layout and size



CARRINGTON

STANDARD FINISH INCLUSIONS

Planning & Preliminaries

Building plans
Site Inspection
Site plan
Soil test & wind rating Planning permit (If required) Building permit
Warranty Insurance
N2 wind rating
BAL LOW Bushfire requirements

Site Excavations

Quote assumes level block

Footings

Concrete stumps
Ant caps
LOSP treated bearers and joists
19mm sheet flooring

Framing

Termite treatment to internal frames Pine wall framings
Timber stairs
Timber door frames

Windows

Powder coated aluminium sliding windows

Verandah

Colorbond roofing
Laminated, treated timber posts

Roofing

Colorbond custom orb
Colorbond gutters
Colorbond / PVC downpipes

Weatherboards

Weathertex Selected Profiles

External Doors

Solid timber four panel front door
External flush paint quality back door
Contractor series door handles to all external doors
Colour steel/brass

Insulation

Sisalation to walls and roof
Wall: R1.5 Batts
Ceiling: R3.3 Batts

Wall Tiles

Ceramic wall tiles to wet areas
Builders range

Bedroom robes

Robe size as per plans
1 Melamine shelf
1 x hanging rail
Flush panel doors with ceramic handles

Internal Fix Items

Skirting & architrave MDF 67mm
Pre-primed bevelled edge
Internal doors – flush panel
readicote Selection of internal handles
Electric hot water system
Prime cost items

Kitchen

Custom made Matt finish Polytec laminate kitchen benchtop

Thermolaminated doors style with choice of handles from builders range

1200mm stainless steel sink
Chrome flick mixer
600mm Electric Oven
600mm Electric Cooktop
600mm Range hood

Bathroom / ensuite

900 x 520 Laminate Vanity
Laminate bench & laminate doors with choice of handles from the builders range
Single vanity basin – Caroma Concorde 500

Chrome tapware

Polymarble 900mm x 900mm 4 way shower base

Framed shower screen

1800 x 800 170ltr bath
Polished edge mirror 900mm x 800mm (Full China) toilet suite
Wall mounted exhaust fan

Laundry

45 ltr trough and cabinet
Chrome flick mixer
Chrome washing machine taps

ALTERNATE DWELLINGS

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MEMBER
you're in good hands



REGISTERED
Building Practitioner



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