

Living Range

Process & floorplans





Artist Impression only

Why Shed House?

Proudly Australian owned and operated, we are innovating residential construction by embracing the traditional Australian shed. Offering a range of predesigned homes, and flexible build options, we break away from traditional housing, inspiring a new era of Original Living at Blueys Beach.



Cost Effective

Cost are approximately 30% less than that of a comparable architecturally designed home.



Architectural

Our 45 degree roof creates a timeless form, setting us apart from conventional & modular housing by providing opulent volume, space & light.



Innovation

We have elevated traditional shed framing to create attainable architectural homes, accessible Australia wide.



Lock Up, Faster

Our revolutionary shed framing system, utilising readily available materials, allows for quick assembly on site to Lock Up.



Tested Supply Chain

We use Australia's most loved & trusted suppliers including Stramit & Colorbond to ensure quality & reliability.



We put soul back into one of the biggest investments you'll ever make. Classic shed forms to create beautiful homes. Designed by award-winning architects and backed by Australia's most loved suppliers. By a team with generations of success in building & design.



Our Design & Approvals Process

Once you have selected your predesign, we can commence our in house design & approvals process.

01

\$1,500_{+GST}

Property Analysis

Your Property Analysis is an important step to ensure we provide a compliant design outcome. This phase includes:

- An overview of your property's planning framework
- Confirmation of your building envelope
- Confirmation as to whether a planning permit is required
- Your selected predesign sited on your property

02

\$3,500_{+GST}

Design Production

We will prepare your architectural drawings based on your nominated selections & options. This will include -

- Floorplans & elevations
- Energy report
- Window & door schedule
- Colour & material schedule

03

POA

Town Planning Management

If you require Town Planning approval, our experienced planning team can prepare your submission & manage this process for you.

04

\$9,900_{+GST}

Working Drawings & Engineering

Once you have your approvals in place (if required). We can prepare your construction working drawings & site specific engineering package including -

- Construction working drawings
- Structural engineering design & specifications, and foundations plan
- Engineering certification

05

\$1,500_{+GST}

Building Permit Co-ordination

Now that your design is finalised and certified engineering has been issued, we can recommend a building surveyor/ certifier and manage your building permit process.

Once your building permit has been issued, we can order your Shed House Kit.

Total Design Costs* \$16,400_{+GST}

Design Fees are based on a standard predesign, with no changes. Design changes to the base pre-design may result in additional fees.

Build Your Shed House

We offer flexible build solutions to cater to your specific budget & build requirements.

Built to Lock Up

Build to Lock Up is construction of your Shed House to a water tight cold shell structure.

This includes -

- Site preparation & in ground services
- Construction of foundations
- Erection of your Shed House Kit including Installation of windows, doors and garage doors (if applicable)
- Site service connections.

This allows flexibility for you to express your creative freedom in undertaking interior design & fit-out construction through to completion of your home.

Built to Completion

We will work with you to select your interior design, and our experienced team of builders will construct your home to completion for you.

Standard Inclusions -

- Open gable ceilings celebrating volume, space & light
- Flowing floorplans for modern day living
- All electric homes, no gas
- Solar panel system of up to 10kW (for larger homes)
- Solar boosted electric heat-pump
- Assumes M Class slab
- 20mm stone benchtops
- Polytech joinery
- Square set plaster to ceiling & wall junctions
- Floor finishes to include burnished concrete, carpet & tiles
- Heating & cooling
- Appliances including dishwasher & built in microwave

Our Living Range
Residential Homes



Peggy

Artist Impression only

Peggy

at a Glance

Meet Peggy, our petite powerhouse at 58sqm of thoughtfully designed beauty. Despite her small stature, Peggy offers generous space with 1 & 2 bedroom options, a spacious kitchen-living area, and a loft. Peggy brings charm and functionality to any backyard.

Build options

Built by Shed	Peggy 1B	Peggy 2B
Build to Lockup From	\$115k <small>+GST</small>	\$121k <small>+GST</small>
Complete Build From	\$199k <small>+GST</small>	\$209k <small>+GST</small>

*Prices will vary depending on site specific requirements. Refer to LIVING range Inclusions, Options & Exclusions for further information. Completed Build Costs are based on a mid-level interior specification. Pricing is applicable as of June 2024, and may be subject to change.

Peggy 1B

From \$199k*
+GST

Built by Shed (completed build)

Beds 1

Bath 1

Car -

Width x Length 5.3m x 10.6m

Height Apex 5.6m Eave 2.8m

Total Area

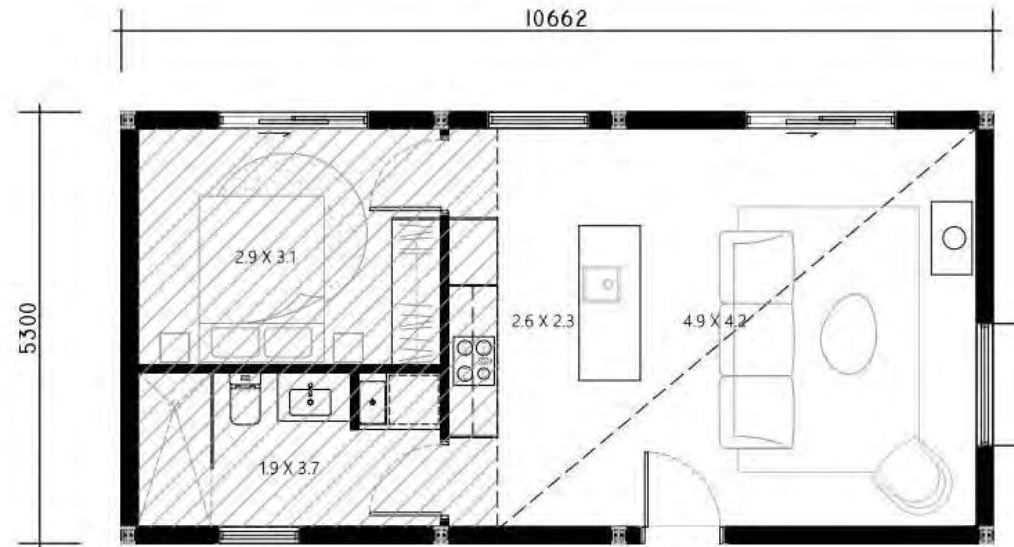
79_{sqm}

Ground

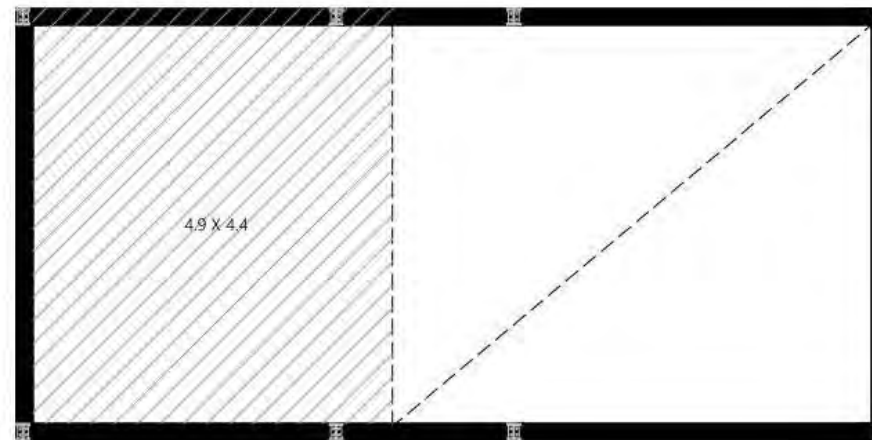
58_{sqm}

Loft

21_{sqm}



Ground



Loft

Peggy 2B

From \$209k*_{+GST}

Built by Shed (completed build)

Beds 2

Bath 1

Car -

Width x Length 5.3m x 10.6m

Height Apex 5.6m Eave 2.8m

Total Area

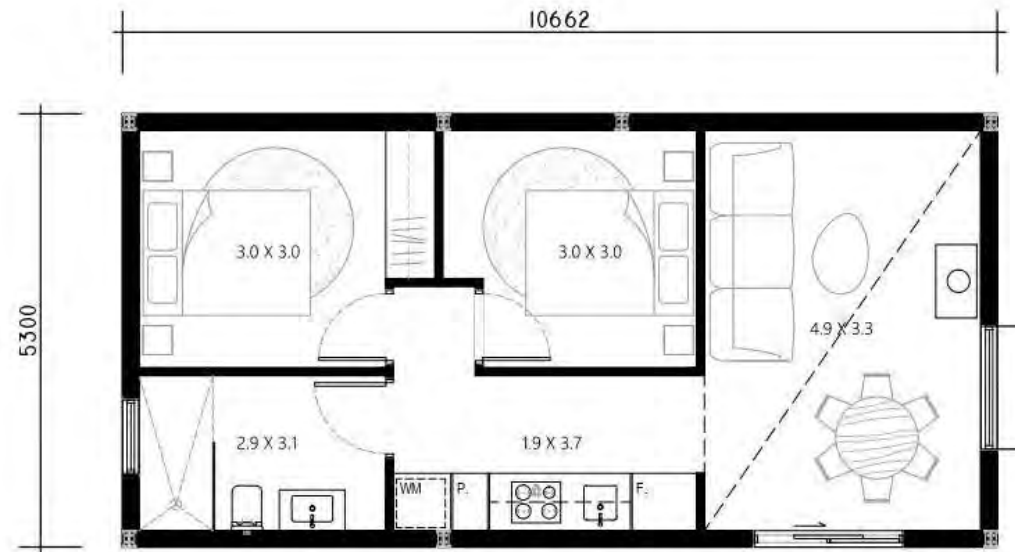
91_{sqm}

Ground

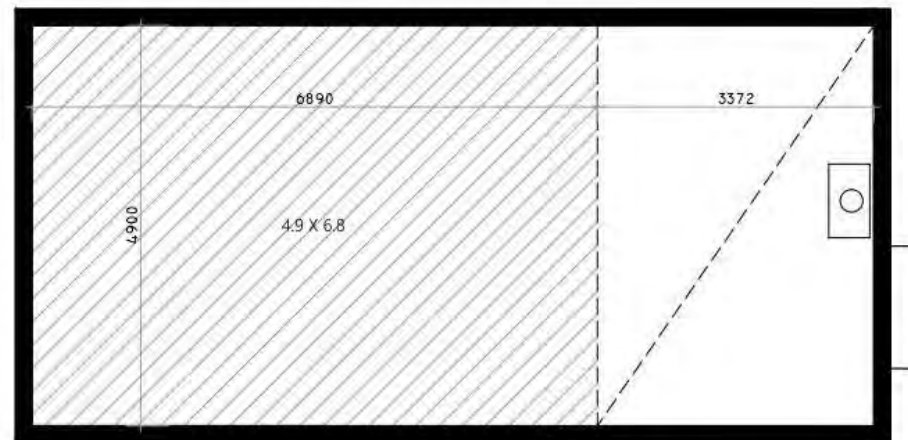
58_{sqm}

Loft

33_{sqm}



Ground



Loft



Pamela

Artist Impression only

Pamela

at a Glance

Meet Pamela, our compact dual pavilion. The perfect holiday retreat, or family home. Perfectly zoned including a spacious kitchen-living pavilion with a bonus loft, and a matching 3 bedroom pavilion wing. Our much adored Pamela celebrates the opulence of a dual pavilion home on a compact footprint.

Build options

Built by Shed

Build to Lockup from

Pamela

\$197k +GST

Complete Build from

\$359k +GST

Pamela

From \$359k*_{+GST}

Built by Shed (completed build)

Beds 3

Bath 1.5

Car -

Width x Length 12.6m x 12.5m

Height Apex 5.8m Eave 2.9m

Total Area

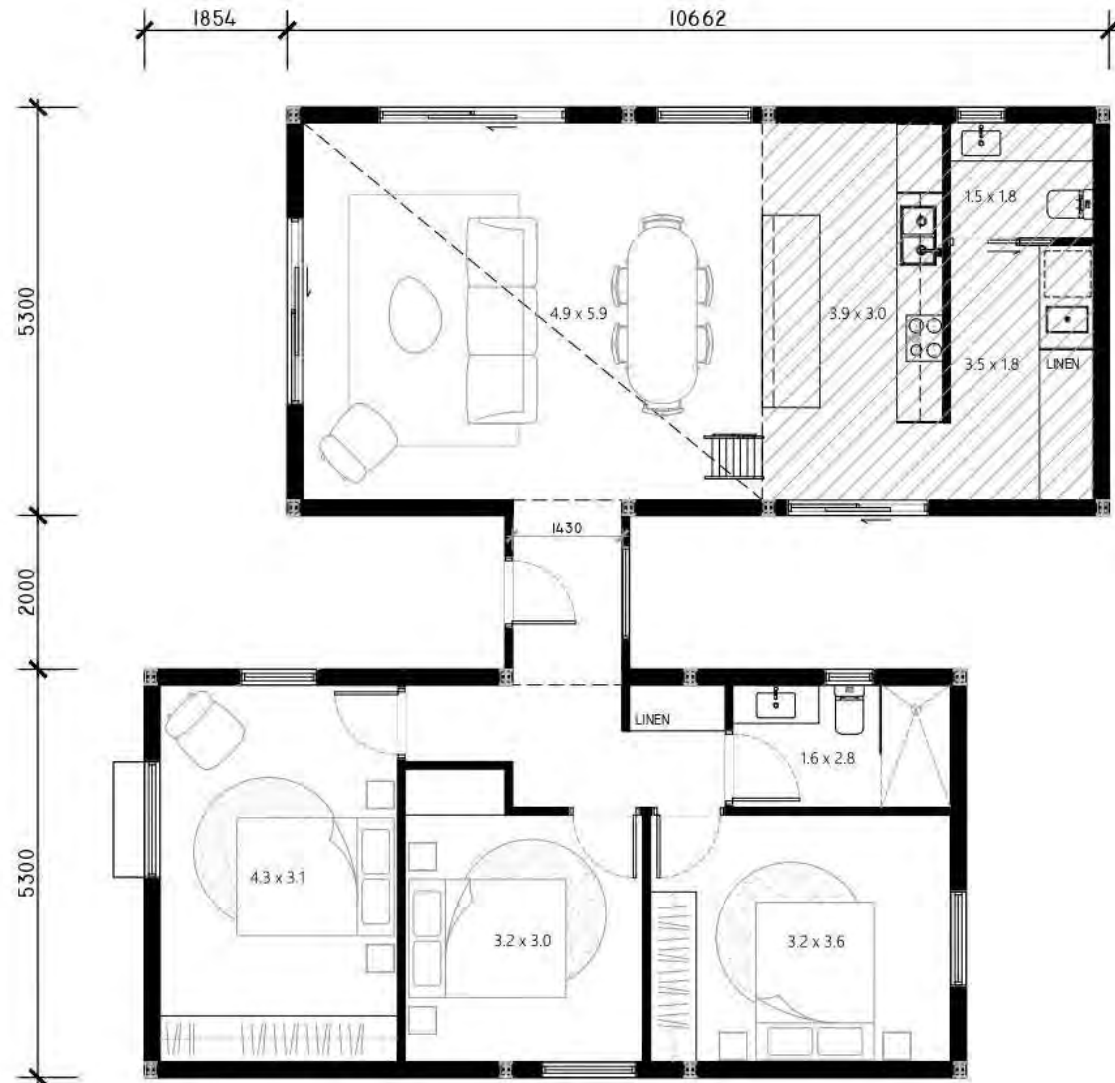
137_{sqm}

Ground

116_{sqm}

Loft

21_{sqm}





Edna & Sir Les

Artist Impression only

Edna

at a Glance

Meet Edna, our classic single level pavilion. Offering 3 bedrooms, kitchen, living & dining area with a generous loft.

Edna has been developed to 'grow as you grow' - complement her with 'Sir Les', our Work & Play garage and multi-purpose space. The choices are endless.

Build options

Built by Shed	Edna Mini	Edna
Build to Lockup from	\$159k <small>+GST</small>	\$195k <small>+GST</small>
Complete Build from	\$299k <small>+GST</small>	\$356k <small>+GST</small>

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Edna Mini

From \$299k* +GST

Built by Shed (completed build)

Beds 3

Bath 1.5

Car -

Width x Length 6m x 14m

Height Apex 6.0m Eave 2.7m

Total Area

131_{sqm}

Ground

84_{sqm}

Loft

47_{sqm}



Add matching Sir Les Pavilion from \$75K +GST

Edna

From \$356k* +GST

Built by Shed (completed build)

Beds 3

Bath 2

Car -

Width x Length 6m x 19.5m

Height Apex 6.0m Eave 2.7m

Total Area

179_{sqm}

Ground

117_{sqm}

Loft

62_{sqm}



Sir Les

Complement Edna with her matching Sir Les Pavilion from our Work & Play range.

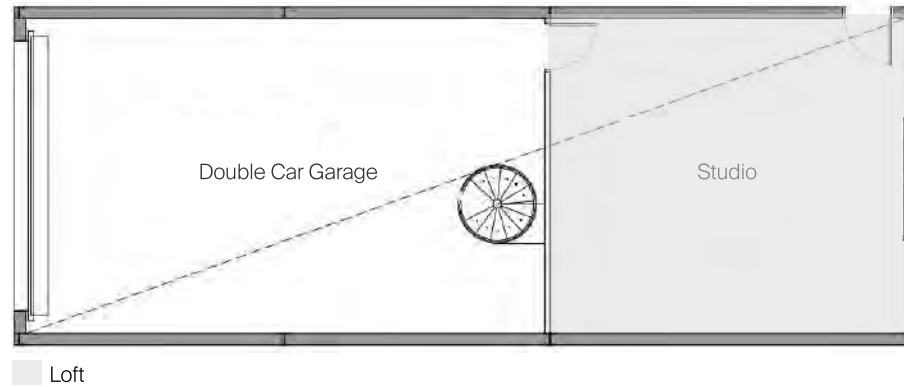
Build Type 6 x 12m 6 x 16m

From \$75K +GST \$89K +GST

*Stair optional extra

Sir Les Designs Include

- Double Garage
- Studio
- Loft
- Windows & Doors
- Garage Door





Elsie Front

Artist Impression only



Elsie Rear

Artist impression only
Upgrade facade

Elsie

at a Glance

Meet Elsie, our dynamic two-story, single-pavilion pocket rocket. Boasting multiple floorplan options, all with an expansive double height void. Elsie stands tall on her own or pairs seamlessly with our WORK & PLAY Garage Loft.

Compact yet powerful, Elsie is designed to make a statement in any setting.

Build options

Built by Shed	Elsie Mini	Elsie	Elsie Grand
Build to Lockup from	\$177k <small>+GST</small>	\$216k <small>+GST</small>	\$257k <small>+GST</small>
Complete Build from	\$339k <small>+GST</small>	\$398k <small>+GST</small>	\$475k <small>+GST</small>

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Elsie Mini

From **\$339k*** +GST

Built by Shed (completed build)

Beds 3

Bath 1

Car -

Width x Length 6.5m x 10.5m

Height Apex 7.7m Eave 4.3m

Total Area

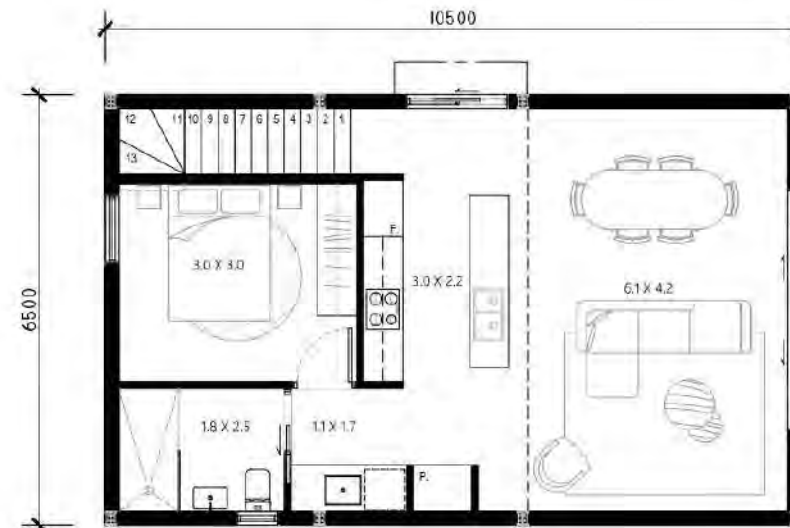
109_{sqm}

Ground

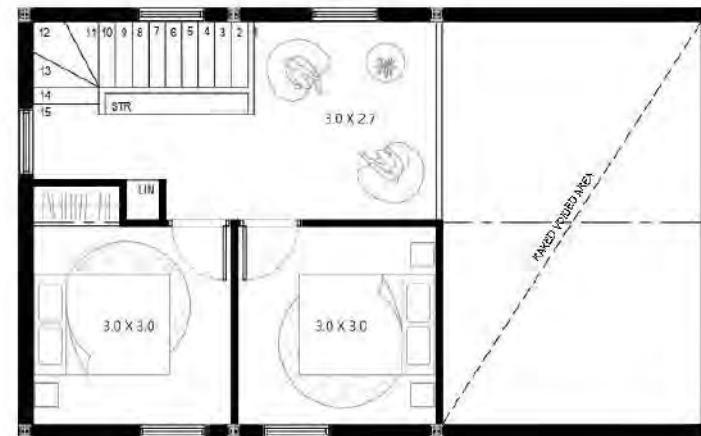
68_{sqm}

Level 1

41_{sqm}



Ground



Level 1

Elsie

From **\$398k*** +GST

Built by Shed (completed build)

Beds 3

Bath 1.5

Car -

Width x Length 7_m x 14_m

Height Apex 8.3m Eave 4.7m

Total Area

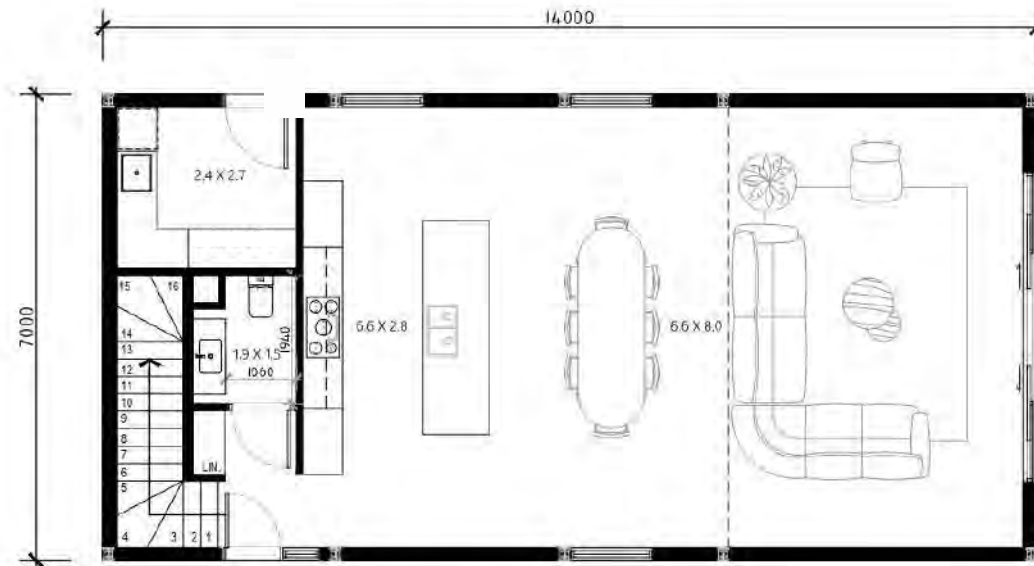
163_{sqm}

Ground

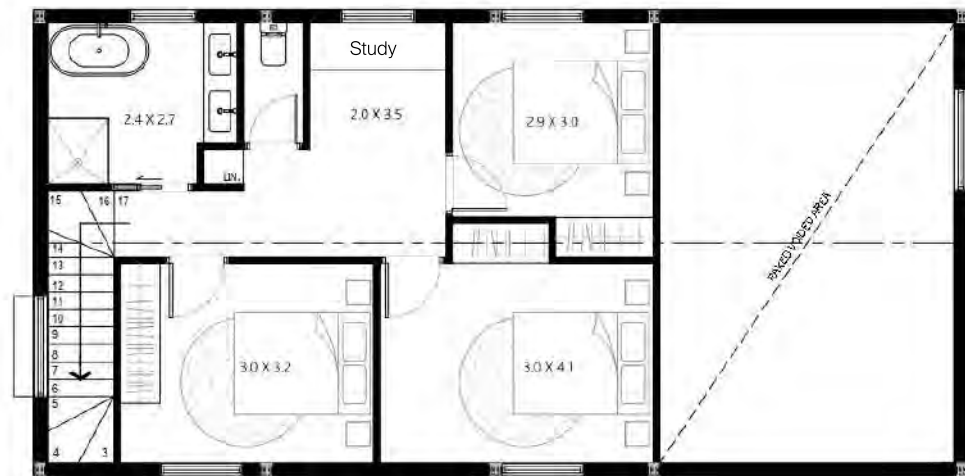
98_{sqm}

Level 1

65_{sqm}



Ground



Level 1

Elsie Grand

From \$475k* +GST

Built by Shed (completed build)

Beds 3

Bath 2.5

Car -

Width x Length 8m x 10.6m

Height Apex 8.8m Eave 4.7m

Total Area

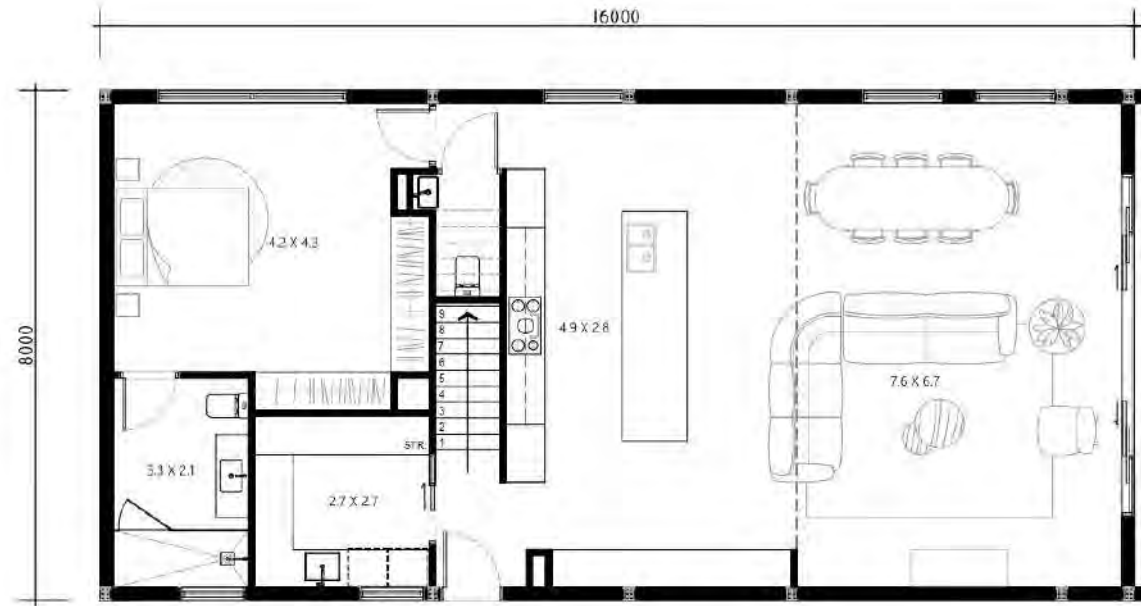
214_{sqm}

Ground

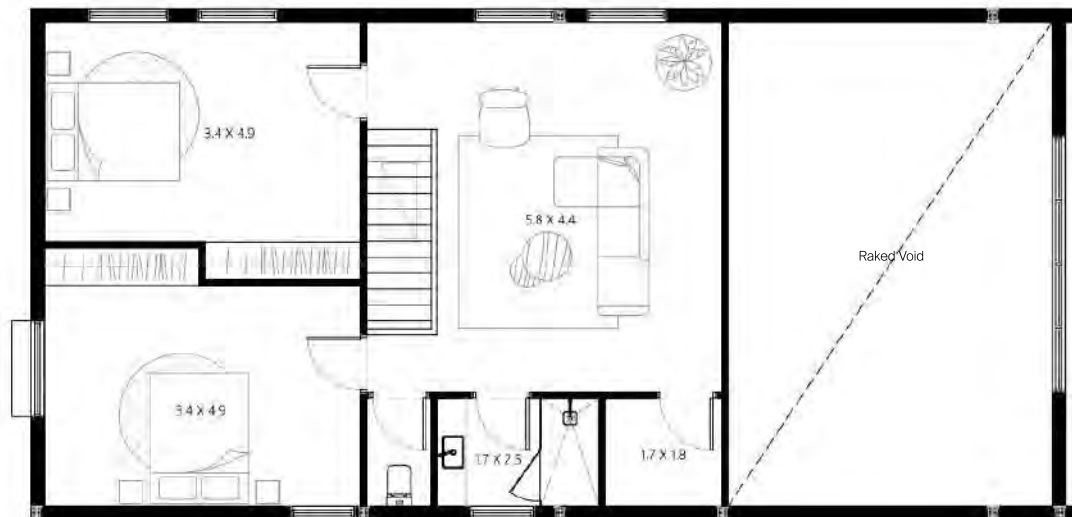
128_{sqm}

Level 1

86_{sqm}



Ground



Level 1



Jean Front

Artist Impression only



Jean Rear

Artist impression only
Upgrade facade

Jean

at a Glance

Meet Jean, a masterpiece in two-story living. With multiple floorplan options, 2 living areas, and an inbuilt single garage. Jean is the answer to the challenge of smaller block sizes in metropolitan and lifestyle settings. Her double height void and generous gable ceiling creates architectural elegance to redefine your living experience.

Build options

Built by Shed	Jean 3B	Jean 4B
Build to Lockup from	\$292k <small>+GST</small>	\$299k <small>+GST</small>
Complete Build from	\$541k <small>+GST</small>	\$551k <small>+GST</small>

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Jean 3B

From \$541k* +GST

Built by Shed (completed build)

Beds 3

Bath 2.5

Car 1

Width x Length 7m x 21.5m

Height Apex 8.3m Eave 4.7m

Total Area

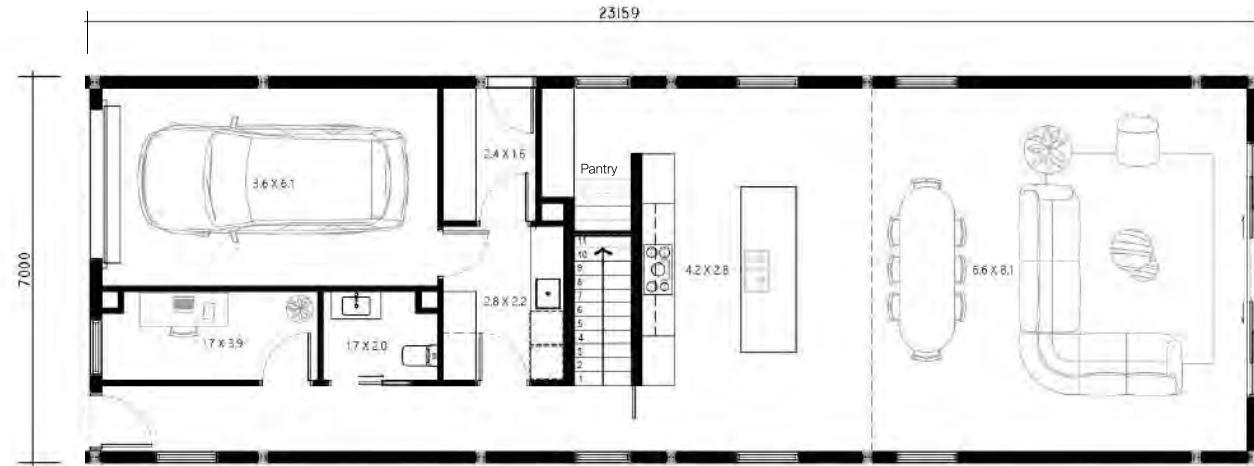
250_{sqm}

Ground

151_{sqm}

Level 1

99_{sqm}



Ground



Level 1

Jean 4B

From \$551k* +GST

Built by Shed (completed build)

Beds 4

Bath 2.5

Car 1

Width x Length 7m x 21.5m

Height Apex 8.3m Eave 4.7m

Total Area

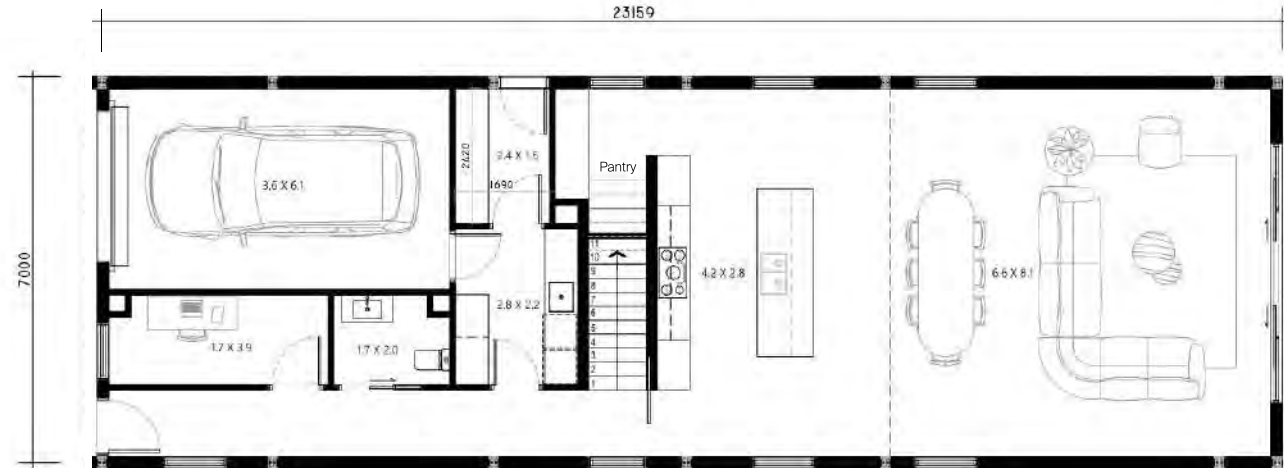
250_{sqm}

Ground

151_{sqm}

Level 1

99_{sqm}



Ground



Level 1



Olive

Artist Impression only

Olive

at a Glance

Meet Olive, our marquee dual-pavilion beauty. Designed for modern family living, she contains 4 bedrooms, 2 living areas, gable ceilings and an inbuilt double garage.

Olive is the epitome of metropolitan or lifestyle living. Experience the perfect blend of style & functionality with Olive.

Build options

Built by Shed	Olive Mini	Olive
Build to Lockup from	\$269k <small>+GST</small>	\$349k <small>+GST</small>
Complete Build from	\$483k <small>+GST</small>	\$617k <small>+GST</small>

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Olive Mini

From \$483k*_{+GST}

Built by Shed (completed build)

Beds 3

Bath 2

Car 2

Width x Length 13.3m x 15.8m

Height Apex 6.4m Eave 3.2m

Total Area

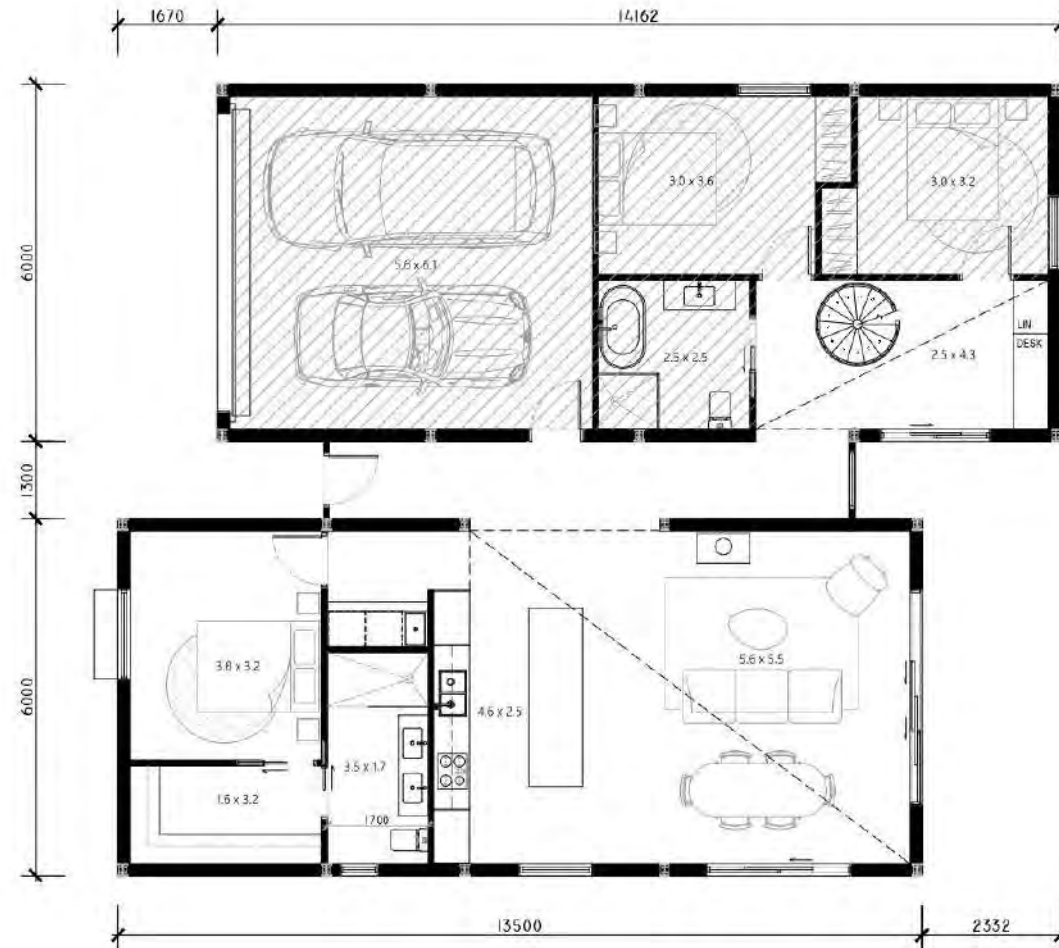
241_{sqm}

Ground

177_{sqm}

Loft

64_{sqm}



Olive

From \$617k* +GST

Built by Shed (completed build)

Beds 4

Bath 2.5

Car 2

Width x Length 13.3m x 21.7m

Height Apex 6.4m Eave 3.2m

Total Area

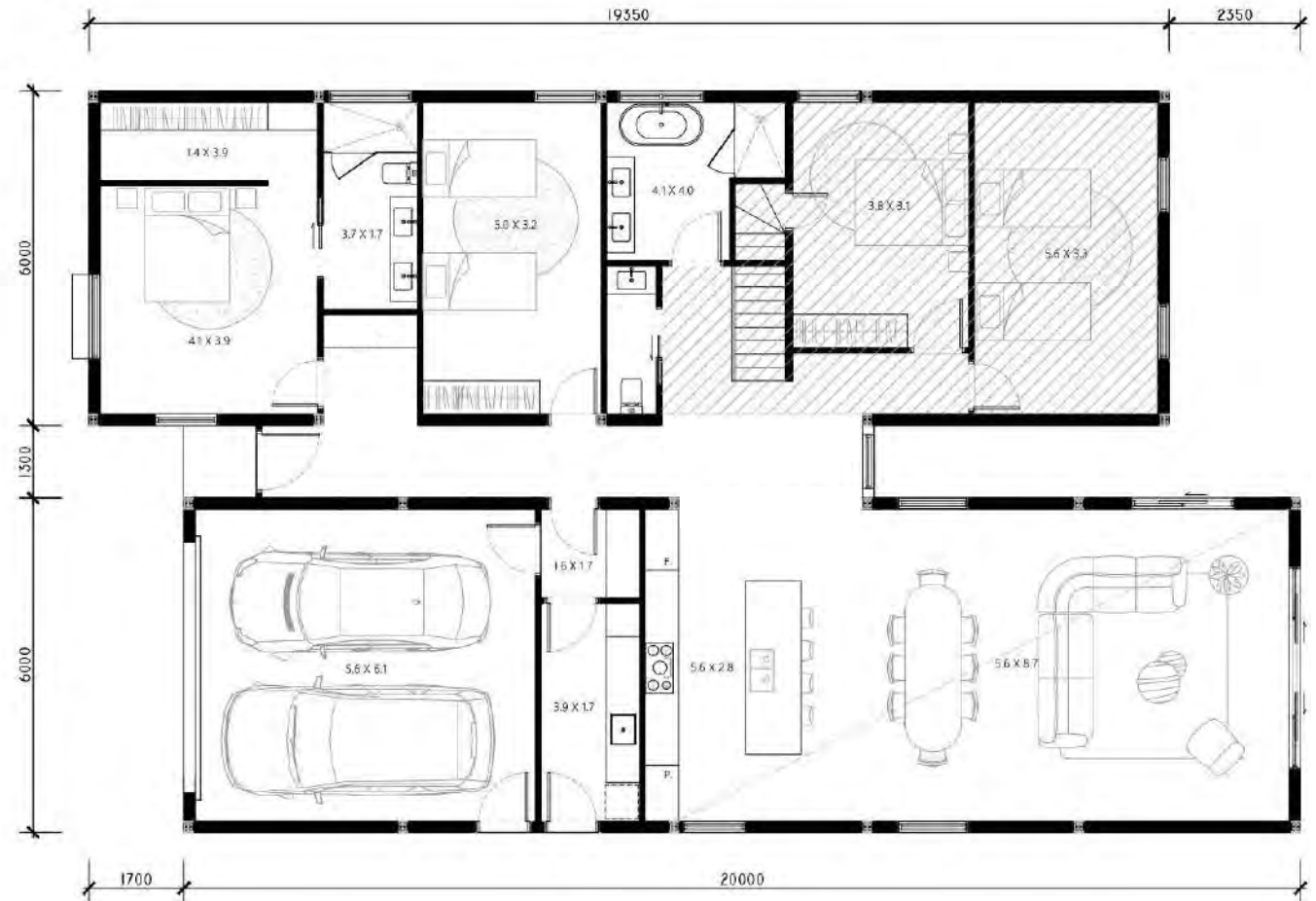
289_{sqm}

Ground

249_{sqm}

Loft

40_{sqm}





Agnes

Artist Impression only

Agnes

at a Glance

Meet Agnes, our queen bee, designed for spacious modern family living. She contains 4 bedrooms, a loft, 2 living areas, gable ceilings and an inbuilt double garage.

With the ability to varying the width of the breezeway connection, and therefore the size of the internal courtyard, Agnes can be adjusted to suit a range of property sizes & lifestyle needs.

Build options

Built by Shed

Build to Lockup from

Agnes

\$429k +GST

Complete Build from

\$699k +GST

Agnes

From \$699k*_{+GST}

Built by Shed (completed build)

Beds 4

Bath 2.5

Car 2

Width x Length 19.5m x 24.5m

Height Apex 6.6m Eave 3.2m

Total Area

343_{sqm}

Ground

294_{sqm}

Loft

49_{sqm}



Note the breezeway can be modified to suit a range of block sizes.



Need a Shed House in your life?

Enquire Today

info@shedhouseaustralia.com

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