

## The Settler's Cottage



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### Peaceful, Family Living



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The Settler's Cottage is your classic country home, modelled on the traditional aspects of the original Settler's Cottages giving a peaceful, family feel.

**External kit from:**  
\$54,670

This cosy cottage defines the front and back of the home with classic front and rear verandas, as well as the option for side verandas.

**Internal kit from:**  
\$31,831

The Settler's Cottage is ideally suited to couples, families and retirees.

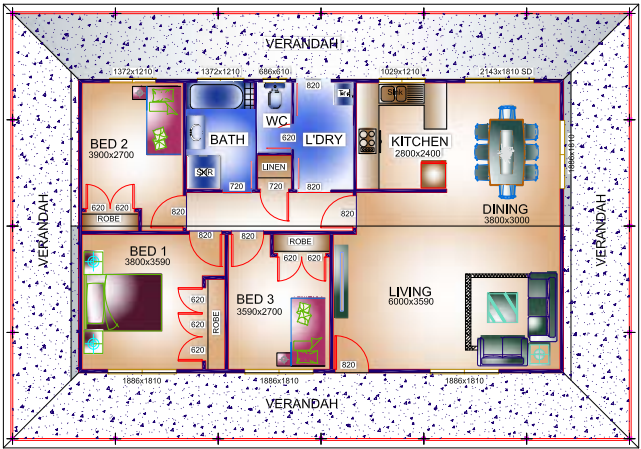
*Kit Homes are ideal for urban or rural areas offering attractive design, coupled with functional architecture. A Kit Home can be designed and erected in a matter of weeks with modern features and additions such as home gyms, theatre rooms, spas and gourmet kitchens.*

*Kit homes are created with owner building in mind and offer an affordable housing solution to suit you and your family. Kit homes offer pre-fabricated components typically ideal for residential housing, which are more cost effective, as well as quicker to build.*

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## Features:

- ◆ Front / back / side verandahs (optional)
- ◆ Kitchen / Meals / Living
- ◆ All bedrooms with BIR
- ◆ Roof pitch is 25°
- ◆ Can be supplied to suit cyclonic conditions (POA)
- ◆ Designed for 2.7m ceiling height
- ◆ Total area covered: 176.84m<sup>2</sup>

## Eco Rating:

Supplied to comply with current BCA Energy Efficiency requirements

## Specifications:

1. Designed and fully engineered for your site and built on a concrete pad or elevated floor system. (Elevated floor system extra to shown external kit picture)
2. Hi Tensile 89mm steel wall and roof framing.
3. Choice of external wall claddings: Colorbond, traditional weatherboard or modern fibre cement boards.
4. Colorbond roof sheeting with selected insulation to achieve the required minimum 5-star energy efficiency ratings

*Choose one of our designs or have Westkey Modular Housing's qualified and experienced designers turn your ideas into your dream home in a matter of weeks!*



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