

The Abode 70

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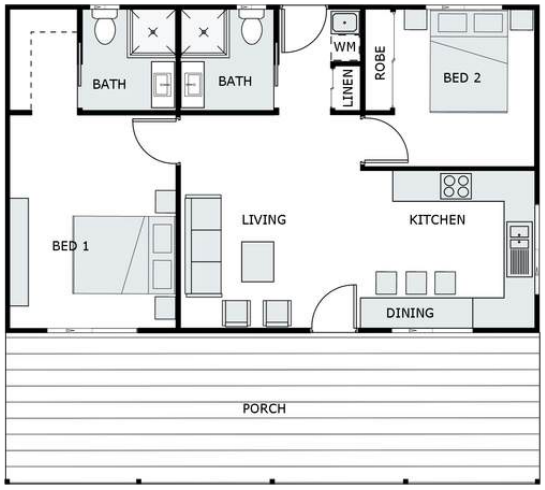
The Abode 70 Floor Plans

Home	11.1m x 6.2m
Verandah	11.1m x 3.0m
Bedroom	3.9m x 4.03m
Living & Dining	5.13m x 3.42m
Kitchen	5.13m x 2.6m
Ceiling Height	2.75m
Verandah Area	33.3m²
Main Floor Area	68.82m²



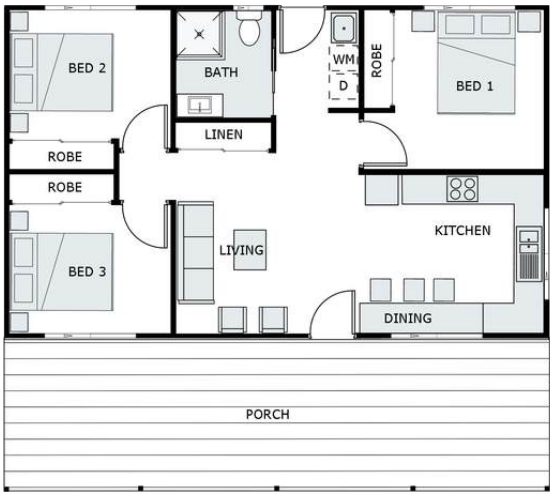
1 Bed

Home	10.6m x 6.5m
Verandah	10.6m x 3.0m
Bedroom 1	3.3m x 4.13m
Bedroom 2	2.77m x 3.12m
Kitchen & Dining	3.46m x 3.12m
Living	3.57m x 4.13m
Ceiling Height	2.75m
Verandah Area	31.8m²
Main Floor Area	68.9m²



2 Bed

Home	10.6m x 6.5m
Verandah	10.6m x 3.0m
Bedroom 1	2.92m x 3.12m
Bedroom 2	3.15m x 2.52m
Bedroom 3	3.15m x 2.42m
Kitchen & Dining	3.61m x 3.12m
Living	3.57m x 3.53m
Ceiling Height	2.75m
Verandah Area	31.8m²
Main Floor Area	68.9m²



3 Bed

*Furnishings and amenities pictured are for illustrative purposes only and are not included in the kit.
The verandah shown in the above layout options is available as an additional upgrade. Front verandah only or front and rear verandahs can be added to any of the floorplans.

Kit Home Inclusions

Inclusions

- Horizontal COLORBOND® steel wall sheeting
- Corrugated ZINCALUME® steel roof sheeting and ridge capping
- COLORBOND® steel barge and flashings
- COLORBOND® steel gutters and fascias
- Durasheet® fibre cement external eave and ceiling linings where eaves and/or verandahs are included in the design (verandahs are available as an optional upgrade – see Options & Upgrades below).
- External and internal stud frame walls and roof trusses
- Internal framing predrilled for electrical and plumbing
- Gable roof design
- All bracketry, bolts and screws provided
- Drawings for council submission
- Full engineering certification and plans

When details count, count on us.


Recyclable Material


Non Combustible


100% Termite Proof


Strength of Steel



50 Year Warranty


Straight and True

Options & Upgrades

- A mirrored floorplan
- Front verandah only or front and rear verandahs, with SHS DURAGAL® steel verandah posts
- Sawtooth Roof Design
- Duraplank® horizontal fibre cement weatherboards in smooth or woodgrain finish
- Nuline® fibre cement weatherboards (BAL-40 compliant weatherboards)
- COLORBOND® steel roof sheeting

Building your Kit Home

The Shed Company designs and supplies premium steel framed kits, putting you in complete control of how your new home comes together. Because we provide the framing and outer structure, you have the flexibility to source all internal fit-out materials independently. This gives you total design freedom to manage your own budget, coordinate trades, and choose the exact finishes that match your vision. You can choose to manage the project yourself as an owner builder or work directly with a local licensed builder:

OPTION 1: OWNER BUILDER

As an owner builder, you coordinate the project and manage the final finishes. You will source your preferred local trades and select the finishing touches to complete the space, including:

- Doors & windows
- Thermal break, insulation
- Gyprock
- Flooring
- Fixtures
- Lighting
- Earthworks
- Slab
- Downpipes

OPTION 2: WORKING WITH A LOCAL LICENSED BUILDER

If you prefer a hands-off experience or want an expert to manage the physical assembly, you can secure your premium steel kit home from us and hand the plans over to a licensed professional. Your chosen tradesperson will manage the structural assembly and coordination of the trades. Reach out to your local franchise team to discuss trusted, independent licensed builders in your area who regularly work with our designs.

DELIVERY & FRIEGHT INFORMATION

Please discuss the current time frames for delivery with your local store. Delivery costs are quoted based on standard delivery routes. Additional charges apply for locations outside these routes. Alternatively, customers can arrange their own freight directly from the point of manufacture (ex-works). Manufacturing commences & construction documents are sent from 8 weeks.

For locations outside our standard freight zones, collection will need to be arranged from one of our suppliers' regional depots. Customers are responsible for organising onward transport.







About The Shed Company

With a portfolio of steel kit homes spanning over 15 years, you can enjoy the peace of mind that comes with a trusted national supplier. Every home is designed in full accordance with the Building Code of Australia to ensure safety and structural integrity.

The Shed Company is part of Steelx, a family-owned Australian company and leading supplier of steel structures since 2000. Each year, we provide over five thousand steel buildings to customers across the country.

WHEN QUALITY COUNTS, COUNT ON US.

Every kit home features Australian BlueScope Steel. We use a combination of:

- GALVASPAN® 450MPa cold-rolled structural
- members.
- TRUECORE® steel stud and truss framing. COLORBOND® and ZINCALUME® steel sheeting roof options.

COUNCIL APPROVAL GUARANTEE

The Shed Company Kit Homes come with a Council Approval Guarantee, ensuring they meet or exceed Australia's Class 1 building codes. If your design doesn't meet council requirements, we'll refund your deposit. With years of experience behind us, you can count on The Shed Company for quality steel kit homes and peace of mind throughout the process. Visit https://www.theshedcompany.com.au/resources/council-approval-guarantee/ for full Terms & Conditions.

Colorbond® STEEL BlueScope SUPPLIED BY Truecore®

General Specifications

The kit home general specifications are set out below.

STANDARDS AND CODES

Our kit homes are designed for Class 1 residential use in accordance with the BCA for a Class 1 building and the wind classification nominated. The building is designed in accordance with the latest codes and standards: NCC: 2022. NCC: 2025. AS/NZS 1170.1:2002 AS/NZS 1170.2:2021 AS/NZS 1170.3:2003 AS/NZS 1170.4:2007 AS 2870:2011 AS 3600:2018 AS 4100:2020 AS/NZS 4600:2018

DESIGN CRITERIA

Unless otherwise stated, this building has been designed for the site wind classification of N3 and can be upgraded to N4 for non-cyclonic and C2 for cyclonic. No allowance has been made for earthquake or snow loading. If your site is affected by these conditions you sales representative will be able to make allowances for them in your quote.It is the responsibility of the purchaser to ensure that this classification is suitable for the site and proposed building use. This should be obtained from a suitably qualified and insured person/company.

DIMENSIONS

All measurements shown are nominal sizes only.

STEEL STUD FRAMES

The Shed Company uses TRUECORE® steel stud frames, manufactured by BlueScope for residential applications. This zinc/aluminium alloy-coated steel is recognised by its signature blue finish.

WINDOWS & DOORS FOR YOUR KIT HOME

Window and door locations are detailed in your kit home plans; however, the windows and doors themselves are not included in the quoted price. We recommend sourcing these locally when required to minimise the risk of on-site damage. All door frames are designed to suit 2.4m high doors.

COUNCIL SUBMISSION DRAWINGS

The Shed Company provides engineering plans for submission to council. Site specific drawings are not provided, e.g. site plan, drainage plan, electrical plan, plumbing plan, etc. Site-specific reports are also not provided, e.g. bushfire protection plan, energy efficiency report.

ROOF AND WALL CLADDING

Roof sheeting is supplied in Corodek. The COLORBOND® wall sheeting option is supplied in Corodek and fixed horizontally. Alternately, you can choose between Duraplank® (smooth or woodgrain finish) or Nuline® (Smooth Finish) horizontal fibre cement weatherboards.

FASTENERS

All connections are Tek-screwed. Roof and wall screws provided to Climaseal® 4 standard. All other screws are Class 3.

SOIL TYPES

Slab only engineered designs are provided for Class A, S, M, H1 & H2 soil conditions. Flooring system engineered designs are provided for Class A, S and M soil conditions.

ENVIRONMENTAL CHARACTERISTICS

All components of the steel building are designed to suit the conditions generally described as “nonaggressive”. Care must be taken with any steel building to ensure that regular maintenance is carried out. The suitable conditions and maintenance requirements are defined in the various BlueScope Steel Technical Bulletins as published and updated from time to time by BlueScope Steel.

General Specifications Cont.

GUTTERS

The type of gutter supplied will be determined by our supplier based on the most commonly used type in your area.

DRILLING, MARKING & CUTTING

Many components are marked for easy identification and placement and are cut to length. It will be necessary to cut and/or drill some components on site.

COLOUR OPTIONS

Our kit homes are available in all 22 standard COLORBOND® steel colours from the Classic range, excluding the Matt finishes. If Duraplank® or Nuline® horizontal fibre cement weatherboards are chosen instead of COLORBOND® for the kit home's sheeting they can be painted any colour giving you complete control over the colour palette of your new home.

SOLAR

Every kit home in our range is engineered to support solar roof panels.

DOWN PIPES

Downpipes are not included and must be sourced separately to suit your roof and water tank requirements.

Ready to Order Your Dream Home?

Complete payment information including your unique BPAY reference numbers as well as tax invoices can be found in your purchase agreement (contact us to arrange your purchase agreement). This can be in three staged payments: 15% deposit, 45% secondary payment and 40% final payment. Please note the following payment guidelines:

- A) Initial payment of 15% of your contract price will enable you to receive your floor and engineering plans for you to get your council approvals under way (if not approved, this will be refunded in full).
- B) Second payment of 45% of your contract price (see your purchase agreement for actual amount) will commence manufacturing. Allow at least 8 weeks for manufacture.
- C) Final payment of 40% of your contract price (10 days prior to confirm your delivery).

Note: Option A will not secure the price; you will be subject to any global steel price rise; percentage required may vary subject to state government legislation.

The Shed Company accepts the following payment methods

VISA MasterCard PAY BY CHEQUE BPAY

*Terms and conditions apply, as per our quote letters and purchase agreements

*All pricing is effective from 10/11/2026 and are GST inclusive, in Australian dollars. Non-cyclonic and cyclonic pricing is based on QLD, NSW, VIC & SA regions. NT, WA & TAS will incur additional delivery fees. To confirm final pricing in your region please contact your The Shed Company franchise. All Kit Home Pricing is for the supply of building frame only including roof and wall cladding. Due to ongoing product development, the seller reserves the right to make design and engineering changes up to the time of manufacture. C&Z indicates COLORBOND® steel wall sheeting and trim and ZINCALUME® roof. All roofing supplied in ZINCALUME® unless otherwise stated. Building images are representational and are for illustrative purposes only. Whilst every care is taken in the publishing of prices and goods, The Shed Company reserves the right to correct any errors or misprints at any time without notice. TRUECORE®, ZINCALUME® and COLORBOND® steel are registered trademarks of BlueScope Steel Limited. For the full terms and conditions go to https://theshedcompany.com.au/terms-conditions/ or ask your franchise for a copy.