



"Sophia " 4.5mx7m (31.5m²) prefabricated 1 BR + Bathroom & Kitchenette, 3 STAR Model

\$ 31,999

+ GST Supplied (Pre Fab Kit only)



This picture is just an exterior example, as all designs differ to suit individual customer design preferences.

Constructed from SUPERIOR, Fully insulated
FM Fire Rated & approved
Expanded Polyurethane Sandwich Panels
in the Walls and Roof.

NOT EMPTY WOODEN FRAMES
like our competitors!

Our homes are built as per
Australian building codes

List of Pre-Fab Kit Inclusions :

- ✓ **Fully Insulated:** Expanded Polyurethane Sandwich (EPS) Panel construction in the Walls and Roof/Ceiling.
- ✓ **Bedroom:** 1
- ✓ **Bathroom/Toilet:** 1
- ✓ **Open Plan:** Open Lounge with kitchenette.
- ✓ **Walls:** Interlocking Fire Resistant & Fully Insulated Galvanized Colour Bonded Steel sandwich panels
- ✓ **Skillion Roof:** Interlocking Fire Resistant & Fully Insulated Galvanized Colour Bonded Steel sandwich panels.
- ✓ **Guttering & Downpipes:** fascias, ridge and barge capping and downpipes to ground level
- ✓ **Floor Base:** Timber or Steel, depending upon the site soil type.
- ✓ **Floor:** Yellow tongue.
- ✓ **Bathroom:** Waterproofed Villa-board to wet areas
- ✓ **Floor Covering:** Vinyl
- ✓ **Doors:** 1 Wooden entrance door with lock & 2 interior wooden doors with locks.
- ✓ **Windows:** 4 Aluminium powder coated windows with locks and Fly screen.
- ✓ **Kitchenette includes:** Minimum 3 Star Accessories, SS Sink with Hot & Cold flick-mixer tap, benchtop & base unit, cupboards & drawers, 2100mm high pantry.
- ✓ **Bathroom includes:** Minimum 3 Star Accessories, Toilet Suite, Shower Screen with flick mixer tap, Vanity with sink, shaving cabinet with mirror & Instant Electric Hot Water Heater.
- ✓ **Bathroom Accessories:** Stainless Steel towel rack, tooth brush holder, toilet roll holder and robe hook.
- ✓ **Wardrobe.** Free standing.
- ✓ **Window Blinds:** 4
- ✓ **Lighting :** Wiring, 6 LED Light fittings
- ✓ **Electrical:** 6 Double Power Points, Smoke detector..



INSTALLATION

5 Star Upgrade Options

Installation and up grades: Ask for costing:

- ☐ Cladding: Vinyl cladding with a Lifetime Warranty. Manufactured to Australian Standards AS/NZS 4256.4
- ☐ Painting inside, outside or both.
- ☐ Rendering & painting outside
- ☐ Floor Tiles: Ceramic any Colour throughout Lounge, Bedrooms, Bathroom & Kitchen
- ☐ Laminate Floating floor throughout Lounge, Bedrooms & Kitchen
- ☐ Cooking Range: 600mm Bellini 4 function Electric Oven, 600mm 4 x burner Bellini Electric cook-top and Bellini range-hood.
- ☐ Internal 10mm plasterboard for walls & ceiling

7 Star Upgrade Options Furniture

- ☐ 1 Dining Table & 4 chairs
- ☐ 1 White/Black Queen Size Wood frame bed with PU Leather trim , including mattress
- ☐ 1 Sofa bed.
- ☐ 1 Entertainment unit.
- ☐ 1 Coffee Table.
- ☐ 1 Dressing Table.

Let us know if there is any other furniture that you would like included.

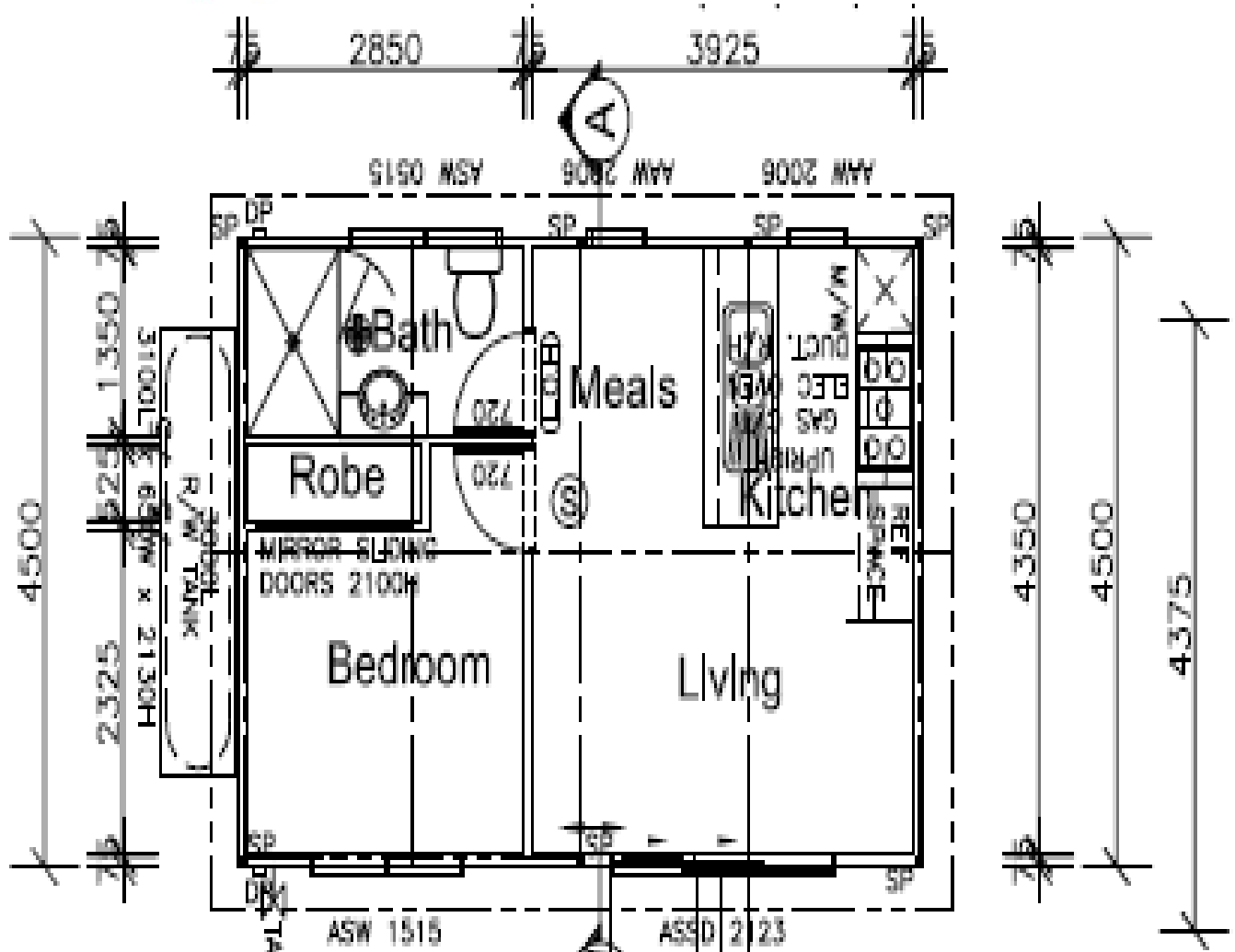
Please check out the pictures on our web sit for all furniture options available.

No Upgrade Option is out of the question, if its not listed, please ask.

Floor Plan

4500 X 7000mm = 31.5 m²

SPARK - 4



Our homes are built as per
Australian building codes



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THERE ARE MANY DIFFERENT SIZES OF GRANNY FLATS THAT YOU CAN CHOOSE FROM TO SUIT YOUR REQUIREMENTS.

Installed in just a matter of days.

Imagine your own Granny Flat or Room extension installed in just a few days (weather permitting).

Once our Factory produced Pre-fabricated structure arrives at your doorstep, they're ready to assemble. While we do offer local installation services, you'll find the Step-By-Step installation directions easy to follow, which is essentially 1/3 the cost of the project.

PREFAB & FACTORY DIRECT

Spark Homes are Pre-fab & Factory direct, which means we pass the saving onto you!

Compared with our competitors, you will find room additions & wood framed Granny Flats costing from anywhere between \$30-120K & take months to complete, with Spark Homes our Granny flats range from \$13,999 to \$58,999 supplied for the same size, superior Fully insulated EPS panels & is completed in a matter of days, saving you thousands.

PLUMBING & ELECTRICALS

Spark Homes Granny Flats don't come with external Wiring & Plumbing, but as the units are designed with a free standing floor system, local tradesmen have easy access with the following day hook up.

DELIVERY & INSTALLATION

We deliver the Spark Home Granny Flats directly to your property at no charge, within the 50km radius of our Head office in Blacktown NSW. Any distance greater than 50km will be charged a small fee, that will be included at part of the overall project cost.

You can either install it yourself with a few friends, or we can help with arranging tradespersons to conduct the installation for you.

We recommend you survey other manufacturers & compare our pricing & materials, then place your order with us .

SPARK Homes will be your Best Choice by far.

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