



For the Perfect shack for out the back,  
look no further than The Bora Bora.

Complete with a cantilever  
overhanging awning and a sleek  
design.

✓ Under 20m<sup>2</sup>

✓ Modern Sleek Design

✓ Versatile and Easy to Install

✓ Range of Cladding Options

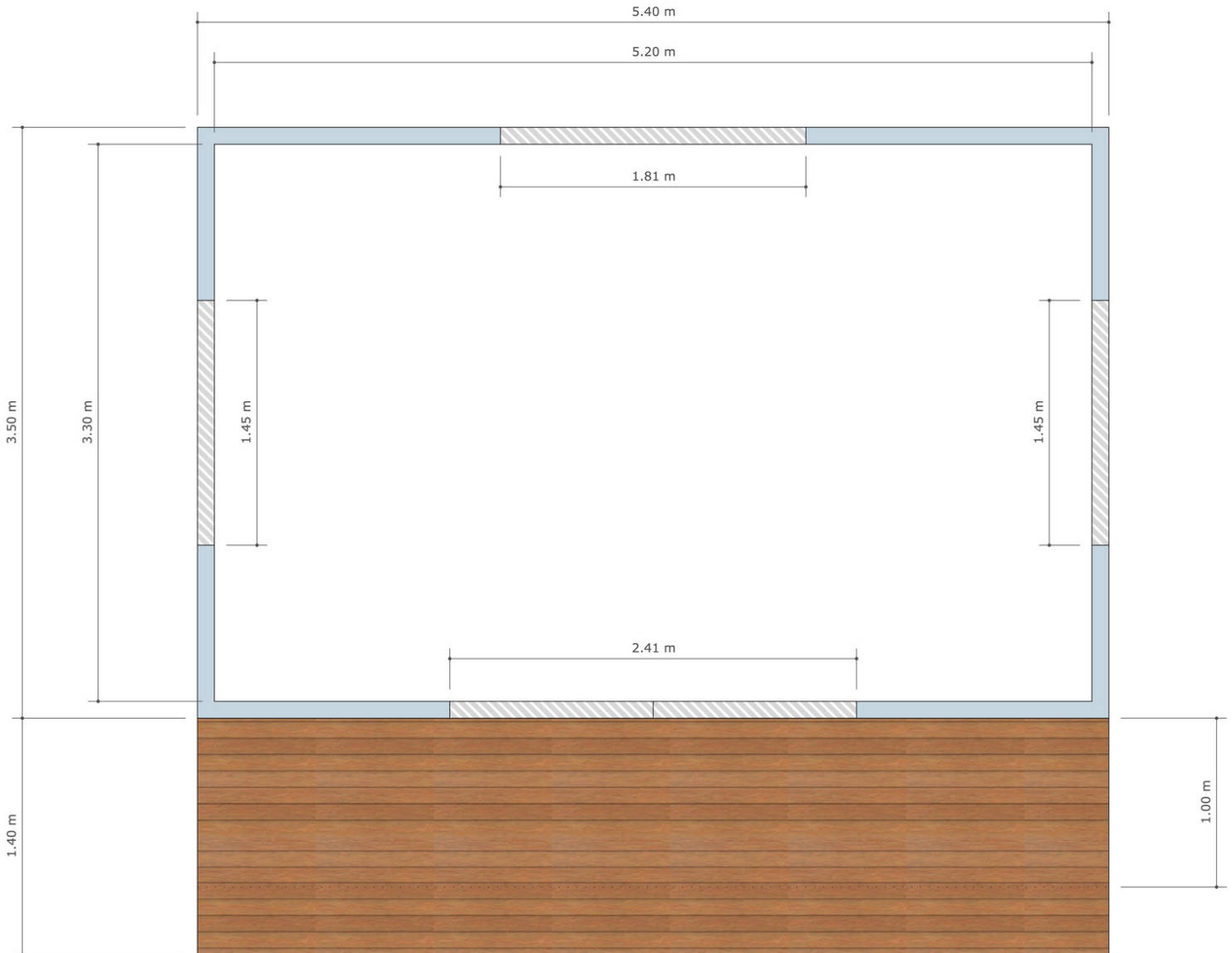
✓ Full Fit out or Built to Lockup

**AUSTRALIAN  
BUILT & OWNED**



## FEATURES

- ✓ Colorbond Gutters, Roof & Fascia
- ✓ Decking Options
- ✓ Roof & Wall Insulation
- ✓ Internal Lining Options
- ✓ Steel Frame Construction
- ✓ Cantilever Awning
- ✓ Particle Flooring
- ✓ Roof and Gutter Colour Options
- ✓ Bespoke Design
- ✓ Easily Installed
- ✓ Low Maintenance
- ✓ Steel Piers
- ✓ Single or Double Glazed windows
- ✓ Steel Engineered Sub Floor



## SPECIFICATIONS

### Sub Floor

- Steel Engineered Sub Floor
- 19mm Yellow Tongue Flooring

### Structure

- Steel Engineered Frame

### Wall Cladding

- Weathertex, Colorbond Corrugated or Weatherboard options available.

### Roofing

- Colorbond Corrugated Iron (Choice of Colour)
- Downpipes (PVC) to ground, Gutters & Flashing (Choice of Colour)

### Insulation

#### Batt Insulation

- R2.5 to Walls
  - R2.5 to Roof
  - R1.5 to Floor
- (Additional requirements to be determined by energy assessor, if req)

### Internal Lining

- 10mm Plasterboard with Moulded Skirting and Architraves.

### Plumbing

- Down pipe to ground unless required for permit to be connected to storm water

### Deck & Cover

- Decking 1m deep x 5.4m wide.
- Verandah Coverage of 1 Metre

### Windows & Doors

- 2 x 1450mm (W) x 857mm (H) SG Awning Window

- 1 x 1810mm (W) x 600mm (H) SG Awning Window

- 1 x 2410mm (W) x 2100mm (H) SG Sliding Door

- Choice of Single or Double Glaze
- Choice of Aluminium or Timber Frame

### Floor Coverings

- Your choice of Hybrid Laminate Flooring

### Electrical

- 4 x Power Points
- 1 x Smoke Detector
- 1 x 2 Gang Light Switch
- 4 x Downlights to Suit
- 1 x Exterior up/down light