

Package designs suit growth area

Steel frames are finding support among homeowners who want to protect their investment

BUILDER 21st Century Steel Homes (BSA 1005219) has started work on five house-and-land packages.

The project is at Forest Park, Doolandella, in Brisbane's western suburbs.

Director Jay Saeedi said the area was chosen for its proximity to the Centenary Highway, to Brisbane, the Gold Coast and all the amenities within Forest Lake.

"The five different designs have been created to suit this nature of the suburb," he said.

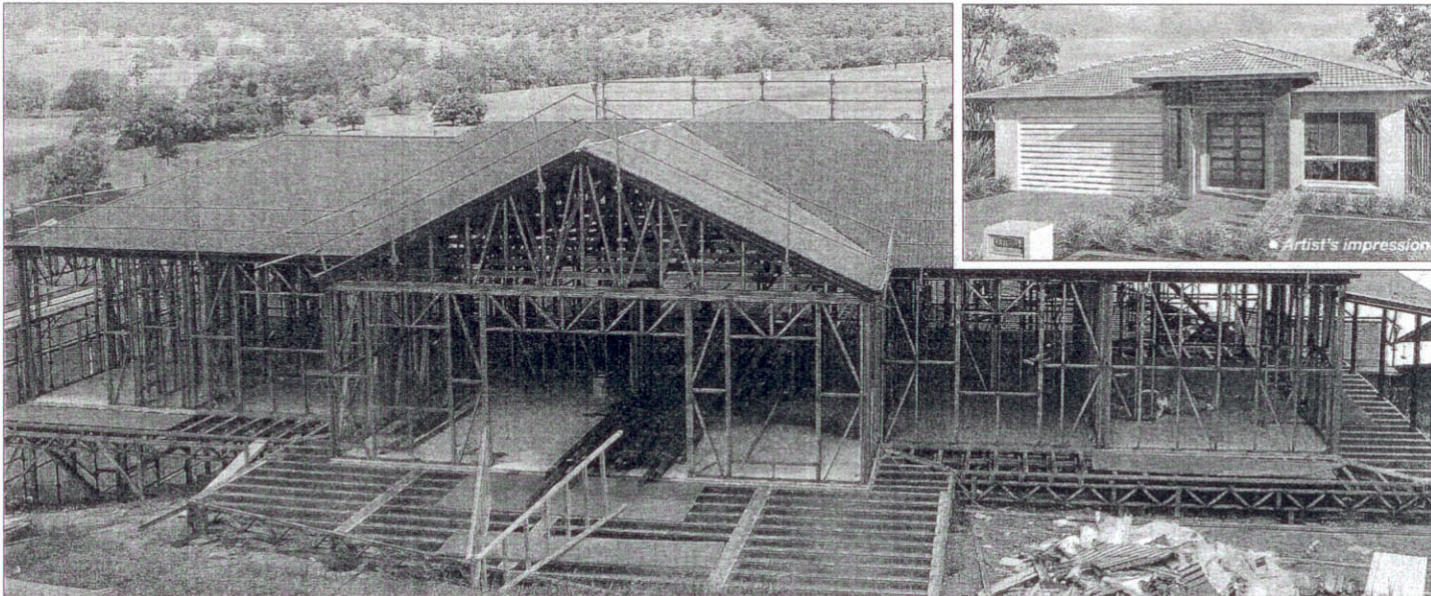
The Miranda design, on Lot 491 Colebrook Crescent, has all the elements that any growing family or investor may require, such as four bedrooms, an ensuite for the master bedroom, open-plan living areas with a well-positioned kitchen, a family room, a lounge area and alfresco space, 2.7m (9ft) ceilings, a welded-steel frame construction with rendered brick external walls and concrete roof tiles.

Other features include airconditioning units, security grilles, a gas cooktop and hot-water system, a dishwasher, blinds, TV antenna, pebble-finish driveway, full fencing and landscaping.

"All the buyer will have to do is to move their furniture in and start an enjoyable life, without any future concerns about termites or ongoing maintenance costs due to timber rotting, shrinking and settlements," said Mr Saeedi.

He said the fast-growing area was suited to investors.

"These fully finished houses would rent in no time due to the huge shortage of quality houses in the area," he said.



The steel frame is in place for a modern colonial home being built at Ormeau Hills. Inset: The Miranda is to be built as a house-and-land package

The 216sqm (23.5 squares) Miranda design, on a 500sqm block of land, is \$459,000.

The builder specialises in making and installing steel-framing systems that protect a homeowner's investment against white ants, settlement and fire.

Its welded steel-framing system is also being used on a home being built at Doyle Court, Ormeau Hills.

The colonial design is being constructed on steel posts with a steel flooring system.

"By building off the ground on sloping blocks

such as this, expensive cut and fill costs and retaining-wall costs are eliminated," said Mr Saeedi.

The house has a wide veranda and high ceilings, a raked ceiling in the family area, and large windows and doors to capture the views.

For more details on the supply and fixing of a steel framing system or 21st Century Steel Homes house-and-land packages call 5574 4796 or visit the factory at 24 Mercantile Court, Molendinar.

Alternatively, go to www.steelhomes.com.au



- design**
- The Miranda
- builder**
- 21st Century Steel Homes
- features**

Four bedrooms, 216sqm, ensuite for the master bedroom, open-plan living and alfresco area, 2.7m (9ft) ceilings, welded-steel frame construction, rendered brick external walls and concrete roof tiles