RADIANT

WALLS AND SPACES

RADIANT

1 BED | 1 BATH | KITCHEN | DINING | LIVING

A smart and stylish 1-bedroom studio designed for modern living. Featuring a well-planned layout with 1 bathroom, a compact kitchen, and an open-plan dining and living area, the Radiant House offers comfort and functionality in a beautifully efficient footprint — perfect as a backyard retreat, guest suite, or minimalist home.

STOREY:	SINGLE
CEILING HEIGHT:	3.0m
OVERALL WIDTH :	10.03m
OVERALL LENGTH:	3.43m
TOTAL AREA:	34.40m²

Floor plans are for illustrative purposes only. Final dimensions, specifications, and materials will be confirmed during your consultation with Walls and Spaces and documented in your finalised plans and agreements.

SPECIFICATION

Ceiling Height	3.0m	Overall Width:	10.03m	Overall Length	3.43m	Total Area	34.40m²

GENERAL

- ✓ Quadforce Modular Steel Framing
- ✓ Electrical and plumbing system
- ✓ Contract offered at a fixed price, including compliance with BASIX and NCC standards
- ✓ Built to meet BAL 12.5 bushfire construction requirements where necessary
- ✓ 25-year structural warranty, 1-year non-structural warranty
- ✓ Includes comprehensive architectural and structural engineering plans
- ✓ Site-specific soil testing and wind classification reports are provided
- ✓ Optional upgrade available for solar-ready electrical installations
- ✓ Post-handover inspection and defect repair service available within six months

EXTERNAL

- ✓ Skillion or flat roof design as per architectural plans for a modern profile
- ✓ Colorbond roof sheeting in customer's choice of colour for durability and visual appeal
- ✓ Painted PVC downpipes matched to external finishes for a seamless look
- ✓ Colorbond quad profile gutter and fascia system for low-maintenance performance
- ✓ Painted Weathertex weatherboard or Colorbond cladding with customer-selected colour and profile for exterior walls
- ✓ Low-E double glazed windows with thermally broken uPVC frames for enhanced energy efficiency and comfort
- ✓ Continuous stainless steel mesh termite barrier installed beneath all wall frames for long-term structural protection

INTERNAL

- ✓ 10mm plasterboard wall and ceiling linings throughout, including moisture-resistant linings to bathrooms and ensuites
- ✓ 55mm or 75mm cornices installed depending on room location and design preference
- ✓ 66mm high painted timber skirting in single bevel or half splayed profile for a clean finish
- ✓ Built-in and walk-in wardrobes fitted with white laminate shelving and doors to match interior style
- ✓ Combination of engineered timber and floor tiles in living, dining, kitchen, and bathroom areas; carpet to all bedrooms for comfort
- ✓ Riteway vertical blinds in Elegance fabric range installed to all external windows

KITCHEN

- ✓ Stone benchtops and laminate standard colour range
- ✓ Custom-built, full-height joinery with push-to-open upper cabinets and recessed LED lighting strip
- ✓ Premium 600mm electric oven with 3-function fan and ceramic induction cooktop
- ✓ Fully integrated slide-out rangehood vented externally
- ✓ Single-bowl granite composite sink with pull-out mixer tap
- ✓ Splashback in large-format porcelain tile (seamless grout lines)
- ✓ Built-in microwave space and under-bench drawer system for utensils
- ✓ Soft-close cabinetry hardware with anti-fingerprint matte laminate finish
- ✓ Provision for underbench dishwasher with integrated door panel
- ✓ Waste separation drawer with dual bin system

BATHROOM & ENSUITS

- ✓ Wall-hung vanity unit (600–900mm wide) with integrated ceramic basin, soft-close drawers, and white finish with chrome or inbuilt handles (Parisi or Caroma)
- ✓ Basin mixer tap in chrome finish, with model options including Parisi Envy or Caroma Luna
- ✓ 900mm high mirror matching vanity width with choice of polished or beveled edge, with optional mirrored wall cabinet (600–900mm wide)
- ✓ Glass splashback up to 300mm above vanity, with selection of colour and style from standard range
- ✓ Full-height wall tiling in shower (up to 2100mm), 600mm above bath/spa, and skirting tiles to other walls from standard selection
- ✓ Floor tiles to entire bathroom with choice of colour, style, or timber-look finish
- ✓ Framed, semi-frameless, or curtain-style shower screen with wall mixer and twin shower rail including flexible hose and outlet (Parisi or Caroma)
- ✓ Floor drain in chrome finish with square, round, or channel grate options
- ✓ Bath (if applicable) selected from Decina Matilda 1690mm built-in, Kaldewei Eurowa 1500mm steel enamel, or Decina Oval Slim 1500mm freestanding acrylic
- ✓ Back-to-wall toilet suite with back inlet, available in Parisi Lindo or Caroma Luna models for bathroom or separate toilet room
- ✓ Chrome bathroom accessories including toilet roll holder, towel rails, and soap dish in Radii or Parisi Envy range
- ✓ Ceiling-mounted exhaust fan installed in bathroom and separate toilet where applicable

All specifications are subject to change without notice and may differ depending on client preferences or specific project conditions.