



Bungalow Collection

| STUDIOS | GRANNY FLATS | TEENAGE RETREATS | WEEKENDERS |



"Everything for your backyard...and more"



“Why you will love our... Bungalows”

Whether it's one of the layouts in our Designer Range or a kit to lock-up, Aaron's can create your perfect studio, granny flat, teenage retreat, bed & breakfast, weekender or retirement home. Our bungalows are modular in design with a variety of optional extras to complete your new home.

Our personalised service ensures peace of mind and a hassle free experience from the design and ordering phase through to installation and after sales service.

Nothing is worse than a price that seems to be forever changing. We provide a fixed price contract and regular progress reports as your bungalow is being built.

At Aaron's, we are very familiar with council policies and suggest you let us manage the building permit. Our qualified plumbers and electricians can also take care of connections to services.

Our bungalows are built to exceed the requirements of the building code of Australia, and comply with the standard building laws in Victoria. Our designs come fully engineered and certified for your protection. We provide a complete product and installation warranty and our after sales service is second to none.

“We hope you will enjoy your Aaron's Outdoor Creations experience...”

Product Guarantee

We are confident that our products and service will not only meet but exceed your expectations. We also provide after sale support to ensure that any queries or issues that may arise will be dealt with immediately.



Modular Form Bungalows

Teenage Retreat \ Studio \ Home Office



3.6m x 4.5m bungalow with a 1.5m side verandah

If space is limited in your backyard, our small bungalows are ideal for home offices, art studios, teenage retreats or extra bedrooms. You have the option of simply having an open shell or adding a separate ensuite.



“Need an extra room?”

Granny Flat



6.0m x 7.5m bungalow with 3.0m gable verandah

Provide an alternative for living with family whilst retaining your independence and privacy. Without compromising your lifestyle, you can have the security & peace of mind knowing your loved ones are near by.



“A stylish home for your extended family”

It's the little things that count...

**Australian
Made
Australian
Timber**

We pride ourselves on being an **Australian manufacturer**. Our bungalow range uses treated pine timber grown in **Australian plantations**.

Modular Form Bungalows

Weekender



4.5m x 13.5m bungalow with a 1.5m side verandah

With staff only too happy to help you design your dream home, your options are unlimited. Our spacious 3m verandahs are very popular, providing ample room for entertaining.



“The perfect getaway”

Bed & Breakfast



4.5m x 7.5m bungalow with 1.5m side verandah and custom steps & handrails, and enclosed subfloor for elevated sites

The natural timber style and homely feel of our bungalow range lends itself to “Bed & Breakfast” settings. Our modular design enables delivery of multiple units to your property with minimal access required.



“Ideal for country settings”

It's the little things that count...

No hidden costs

Nothing is worse than a price that seems to be forever changing. We provide a **fixed price contract** and **regular progress reports** as your bungalow is being built.

Standard kit features...

- Fully engineered design.
- Colorbond® roof, barge flashings, guttering & downpipes in a choice of 20 colours.
- Cathedral roof insulated with sisolation paper and batts or Truss roof with sisolation paper
- 2.4m high walls with a 15° pitched gable roof.
- Structural F5 framing with speed bracing & wall sisolation.
- Kiln dried, tapered treated pine weatherboards.
- Yellow tongue flooring.
- Structural subfloor with plinth board & step (*height restrictions apply).
- Solid timber entrance door.



Ceiling options...

Cathedral ceilings

The classic cathedral ceiling option gives our bungalows that “home away from home” feeling as soon as you walk in the front door. The open ceiling featuring exposed rafters and pine lining boards, creates an uninhibited spacious atmosphere.



Optional Dado Wall with plaster finish



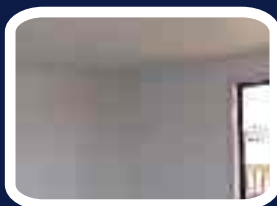
Full Plaster finish



Stained 'Cathedral Ceiling' roof option

Flat Ceilings

The truss roof option is less expensive and is ideal for teenage retreats and home offices, featuring engineered roof trusses to lock-up stage. The 2.4m high walls are fully plastered with a cornice ceiling. The flat ceiling is energy efficient, providing a warm, cosy atmosphere in winter and comfort in summer. Both lining packages come supplied with full insulation batts, skirting and architraves.



Cornice ceiling



Bedroom finish



'Truss roof' option

It's the little things that count...

Personalised Service

Our friendly staff will help you bring the vision of your perfect bungalow to life, making your experience as easy and stress free as possible.

Optional extras...

Verandahs

Our signature verandahs feature an overhanging roof, jarrah pickets and kiln dried treated pine posts, handrails and decking. Two sizes are available, 1.5m and 3.0m, and they can be positioned on either the side or gable end of your unit.



1.5m verandah on side



3.0m verandah on gable



A spacious 3.0m verandah is ideal for entertaining.

Cladding

Our bungalows are available in two forms of cladding. Our kiln dried timber cladding is Australian plantation treated pine and gives your bungalow a classic country feel. Our vinyl cladding option has a woodgrain finish, impact resistant, foam insulated, maintenance free and comes in a variety of colours to suit your needs.



Timber Cladding



Vinyl Cladding

Timber Staining

Our bungalows are extremely durable in their natural form, however timber exposed to the weather will turn grey over time. With this in mind, we provide a quality staining service. We apply two coats of the best available stain on the market, which enriches the colour and seals the timber from the harsh Australian climate.



Stained Finish

Kitchens

Designer kitchens professionally built. Fully laminated in a choice of colours, rolled edge benchtop, stainless steel sink and flick mixer tap. A set of 4 drawers & cupboards are standard. Optional overhead cupboards, microwave cavity, breakfast bar and pantry, linen & broom cupboards are available.



Built-in Robes

Mirrored or vinyl sliding doors, with built-in shelves, drawers and hanging rail. Our built-in robes are space efficient, modern and practical. We can manufacture your robes in various sizes to suit your particular needs.



Electrical & Plumbing

We have qualified electricians and plumbers to wire and connect your bungalow. Our tradesmen will design your electrical and plumbing plan and a certificate of Safety Compliance will be issued. You can also obtain a quote for connection to existing services.



Termite Protection

We offer a professional termite prevention service. Our certified experts will spray the footings of your new home to protect it from white ants. It is an optional service, however, some areas are deemed white ant zones and require termite treatment by law.



Modular Form Bungalow Installation Process...



1. Stumps & Bearers

Stump holes are dug to the required depth, and then our subfloor consisting of kiln dried treated posts with ant caps and bearers is professionally installed.



2. Floor Joists

Once the subfloor is completed, we lay the joists and yellow tongue flooring. Both structural & moisture resistant, our floor provides the perfect platform to bear the weight of the walls.



3. Modular Walls

We use F5 structural pine on our framework, supported by steel bracing and insulated with wall isolation. The height of our walls is 2.4m with a 15° pitched gable roof.



4. Cathedral Ceiling

You have the option of either a cathedral ceiling featuring pine lining boards with exposed beams and rafters, or engineered roof trusses which can be lined with a flat plaster ceiling.



5. Roofing & Optional Verandah

The roof is fully insulated with isolation foil and batts and then finished with corrugated Colorbond® roofing, guttering and downpipes.



6. Finished Product

The fully picketed verandah, exterior staining and other finishing touches ensures that the bungalow becomes your "dream home".

What do you do next?

1. Design & Quote

Our trained staff will help you design your dream bungalow and give a no obligation quote.

2. Site Inspection

We will come to your property and make sure the building fits, complete a site plan and meet all required criteria.

3. Your approval

After approved site inspection, we will finalise the price, design, site plan and require a 10% deposit.

4. Building Plans & Permits

The plans of your new bungalow will be drawn up by our draftsman and sent to our private surveyor who will issue you with a permit.

5. Production

Once we receive approval to build, a 40% payment is required as manufacturing will commence and an installation date will be set.

6. Delivery

A further 40% payment is required on delivery of the modular form bungalow to your site.

7. Installation

Your bungalow will be erected over a number of days by a professional installation team. Upon installation the balance of 10% is due.

8. Final Inspection

Once the services are connected, we will do a final inspection. You have two years to obtain a final certificate from the date your building permit is issued.

9. Enjoyment

After an effortless Aaron's experience, you can enjoy the benefits of your new bungalow.



“Everything for your backyard...and more”

Bungalows
Transportable Cabins
Timber Sheds
Steel Sheds
Balinese & African Thatches
Cubbies & Forts
Outdoor Furniture
Pet Houses

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www.aaronsoutdoor.com.au

Your exclusive Aaron's Outdoor Distributor