



EVOKE LIVING
HOMES

— CREATING LIFESTYLES —

Modular & Steel Framed Home Designs

PRICE LIST & INCLUSIONS

Price List

DESIGN	SIZE	BED	BATH	# OF MODULES	PRICE [^]
The Seaview	50.40m ²	1	1	1	\$193,295
The Farmstay	60.48m ²	2	1	1	\$210,676
The Oakhill	60.48m ²	2	2	1	\$221,634
The Saltbox	63.36m ²	2	1	1	\$227,232
The Hut	63.36m ²	2	1	1	\$236,137
The Ocean Retreat	63.36m ²	2	2	1	\$242,856
Presto 21*	69.12m ²	2	1	1	\$270,000
Presto 22*	69.12m ²	2	2	1	\$275,000
The Rocklea	99.36m ²	3	1	2	\$310,621
The Tuart	105.84m ²	3	1	2	\$303,570
The Preston	119.18m ²	3	2	2	\$351,284
The Adair	120.28m ²	3	2	2	\$352,037
The Avon	120.96m ²	3	2	2	\$341,600
The Willow	120.96m ²	3	2	2	\$344,910
The Meadows	120.96m ²	3	2	2	\$354,133
The Oakdale	120.96m ²	4	1	2	\$327,033
Presto 32*	124.16m ²	3	2	2	\$380,000
The Northwood	156.72m ²	4	1	3	\$423,084
The Acadia	161.28m ²	4 + study	2	3	\$449,230
The Hamelin	174.24m ²	4 + study	2	3	\$437,605
The Melaleuca	174.24m ²	3 + theatre	2	3	\$427,129
The Akora	174.24m ²	3 + study	2	3	\$440,530
The Karana	176.40m ²	4 + study	2	3	\$434,852
The Glades	181.44m ²	4 + study	2	3	\$454,637
The Belvoir	201.60m ²	4	2	3	\$517,315
The Four Winds	237.60m ²	4 + study	2	4	\$535,840

*Pricing for the Presto range is based on standard Presto specifications. Variations or customizations may incur additional costs. ^Prices correct as at 02/12/2025.

SPECIFICATIONS

Modular Home Inclusions

Preliminaries

- Soil classification
- Site inspection
- Site survey
- Site-specific structural engineering
- HIA Home Building Contract
- Building and Water Corporation application and permits

External

- Engineered pre-stressed concrete slab
- 90mm engineered steel wall frames and roof trusses
- Colorbond® corrugated roofing
- Colorbond® slotted gutters, fascia, bargeboards and downpipes
- Vapour permeable wrap beneath roofing
- Insulated external walls, roof, and ceiling
- Colorbond® external cladding
- Powder-coated aluminium windows and sliding doors with flyscreens
- Powder-coated aluminium entry and rear doors with quality locksets and deadlocks
- Full external painting
- Heat pump hot water unit
- Two external garden taps
- Two weatherproof external power points
- Bunker light to each external door

Internal

- 10mm plasterboard to all internal walls and ceilings
- 75mm coved cornices
- 2400mm ceiling height throughout
- 67mm skirting boards (excluding wet areas and cabinetry)
- Metal door frames
- Flush panel internal doors
- Modern chrome door hardware
- Full internal painting to walls, ceilings, doors, skirting and frames
- Light fittings to each room
- Double power points to all habitable rooms (additional points for appliances as needed)
- Two digital TV points and one phone point
- Externally flumed exhaust fans to ensuite, bathroom, and WC
- Mirrored bi-pass robe doors to bedrooms
- Walk-in robes with shelf and chrome hanging rail
- Vinyl bi-pass linen doors (if included in plan)

Kitchen

- EURO stainless steel oven, cooktop and rangehood

(600mm or 900mm if included in plan)

- 1¾ stainless steel sink with chrome flick-mixer tap
- Dishwasher provision
- Soft-close laminated cabinetry with modern handles
- Four-shelf pantry (if included in plan)
- 400mm ceramic splashback tiling (up to bottom of rangehood)

Ensuite / Bathrooms / Laundry

- Water-resistant plasterboard to wet areas
- Hobless showers with semi-frameless pivot doors
- Frameless vanity mirrors
- 1500mm white bath (if included in plan)
- White dual flush toilet suites
- Privacy locks to bathroom, ensuite, and WC
- Laminated bathroom cabinetry with soft-close doors and drawers
- Modern basins and tapware
- Matching bathroom accessories including double towel rails, soap holders and washing machine taps
- Inset stainless steel laundry trough with cabinet (or combo, if included in plan)
- Generous floor and wall tiling allowance
- 2m high ceramic tiling to shower recesses
- 400mm tiling over bath and laundry trough
- 200mm tiling over vanities
- 200mm skirting tiles to all wet areas
- Floor tiling to ensuite, bathroom, laundry, and WC

SPECIFICATIONS

Presto Range Inclusions

Preliminaries

- Soil classification
- Site inspection
- Site survey
- Site-specific structural engineering
- HIA Home Building Contract
- Building and Water Corporation application and permits

External

- Engineered pre-stressed concrete slab
- 90mm engineered steel wall frames and roof trusses
- Colorbond® Shale Grey corrugated roofing
- Colorbond® Monument slotted gutters, fascia, bargeboards and downpipes
- Vapour permeable wrap beneath roofing
- Insulated external walls, roof, and ceiling
- Painted eaves in Colorbond® Surmist
- Colorbond® external cladding in Monument and Shale Grey
- Charcoal Lustre aluminium windows and sliding doors with flyscreens
- Charcoal Lustre 4-lite aluminium Sentry front door and single-lite rear door with black Lockwood Paladium handles
- Heat pump hot water unit
- Two external garden taps
- Two weatherproof external power points
- Bunker light to each external door
- Full external painting

Internal

- 10mm plasterboard to all internal walls and ceilings
- 75mm coved cornices
- 2400mm ceiling height (raked ceiling to living area, if included in plan)
- 67mm skirting boards (excluding wet areas and cabinetry)
- Metal door frames (timber cavity sliders used where included in plan)
- Flush panel internal doors
- Gainsborough Lianna satin chrome door hardware (circular hardware for cavity sliders if included in plan)
- Dulux Lexicon Quarter paint to walls, ceilings, doors, skirting and frames
- LED downlight to each room
- Double power points to all habitable rooms (additional points for appliances as needed)
- Two digital TV points and one phone point
- Mirrored bi-pass robe doors to bedrooms
- Externally flumed exhaust fans to ensuite, bathroom, and WC
- Glacier vinyl bi-pass linen doors (if included in plan)

Kitchen

- EURO 60cm electric multifunction oven
- EURO 60cm electric cooktop
- EURO 60cm stainless steel canopy rangehood
- Everhard single or 1¼ bowl sink with drainer (as per plan)
- Milano sink mixer
- Dishwasher provision
- Laminated cabinetry with Polytec Alicante Stone benchtops and Classic White Matt doors, including soft-close doors and cutlery drawer
- Artia Lucca brushed nickel cabinet handles
- Freestanding pantry with central microwave box
- 200x600 Soul White Gloss splashback tiling (400mm high, up to underside of rangehood)

Ensuite / Bathrooms / Laundry

- Water-resistant plasterboard to wet areas
- Hobless showers with semi-frameless pivot doors (Matt Silver finish)
- Frameless vanity mirrors
- 1500mm white bath (if included in plan)
- Caroma Stylus back-to-wall toilet suites
- Caroma Cosmo white vanity basins
- Soho CP wall-mounted tapware with 220mm spout
- 45L Everhard utility sink in laundry
- Laminated cabinetry with Polytec Classic White Matt benchtops and Maison Oak Matt doors
- Washed Stone Dark Grey 300x600 floor and wall tiles
- Caroma Cosmo accessories including towel rails, rings, hooks, toilet roll holders and chrome soap holder

Floor Coverings

- Armstrong Luxury Vinyl Planks – Natural Elements in Barnside Ashen throughout (excluding wet areas)

Air-Conditioning

- Split systems to Living/Kitchen and Bedroom 1

Window Coverings

- Blockout roller blinds – Unline Sunset in Snow colour

Optional External Structures (Verandah, Carport & Alfresco)

- Colorbond® Shale Grey corrugated roofing
- Colorbond® Monument slotted gutters, fascia, bargeboards and downpipes
- Colorbond® Monument powder-coated beams and columns
- Note: Ceiling lining and flooring are not included

Additional Cost Considerations

Managed by Evoke (if required):

- Transport beyond 200km from Northam
- Design modifications or upgrades
- BAL (Bushfire Attack Level) compliance
- Wind region compliance
- Crane hire

Client or Evoke (by arrangement):

- Power, water, sewer connections
- Stormwater management / water tanks
- Septic systems and leach drains
- Site earthworks
- Extra flooring beyond wet areas
- Air conditioning or wood fire heating
- Carports and verandahs



EVOKE LIVING HOMES

— CREATING LIFESTYLES —

61 Old York Road, Northam WA 6401 | 1300 138 653 | sales@elhomes.com.au

evokelivinghomes.com.au

WBS Modular Pty Ltd T/A Evoke Living Homes
BC14386