

SOULSPACE  
*studios*

# ONE BEDROOM DESIGNS

BY SOUL SPACE STUDIOS



# Welcome To Soul Space Studios

We are so glad you found us!

We want to let you know a little more about SoulSpace Studios so you can get a feel for the type of people we are, the kind of work we do and how we might fit into dream you have for a beautiful space!

We are a small business located in Gippsland in Victoria. We can transport our work to most parts of Australia and have sent one of our one bedroom homes from one side of Oz to the complete opposite side over in Western Australia. We love that we can bring a dream to life in our little home town and send it all that way to become someones home.

We are passionate about building beautiful buildings for people who truly want something special and who understand the value of what we do. All of our work is customised to suit our clients needs and our building methods use true old-school craftsmanship.

We love the variety that SoulSpace Studios brings us! We work on tiny little 3 x 3 mtr back yard rooms through to three bedroom holiday homes. We have worked on gorgeous amenities blocks for glamping and camping grounds, art rooms for kindergartens, purpose built Airbnb accommodation, home extentions (imagine that over night your house almost doubles in size?!), holiday homes and granny flats.

Every job is unique and that is why our clients are so excited when they receive their SoulSpace, because it has been 100% tailored to them, their needs, their style and their budget.

**Our hope is that one day we will meet and that together we will get to create EXACTLY what you are dreaming of!**

With Love,

*Bec and Dazz xx*

SOULSPACE STUDIOS

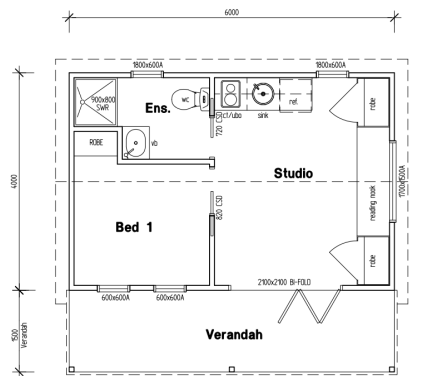
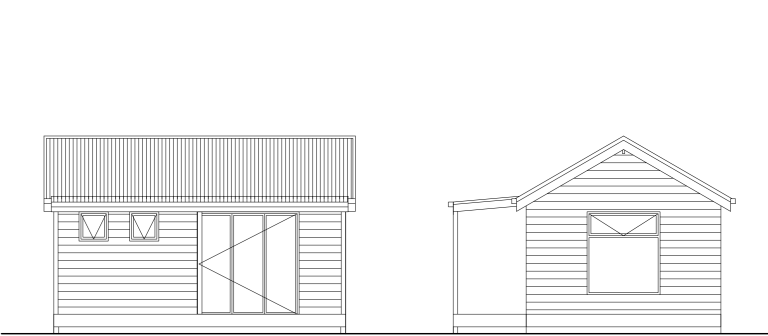
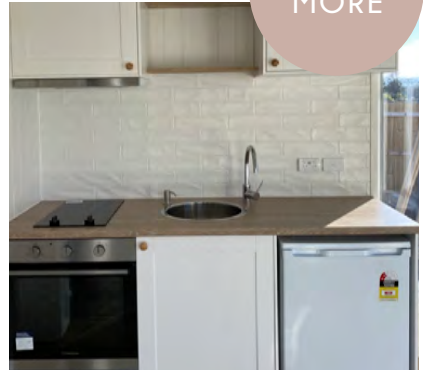
[www.soulspacestudios.com.au/](http://www.soulspacestudios.com.au/)

# Carmen



KITCHENETTE  
WINDOW SEAT  
COMPACT

SEE  
MORE



## SOME FEATURES

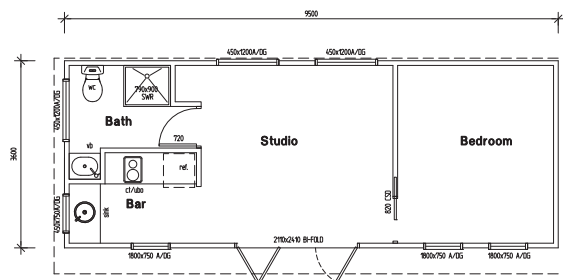
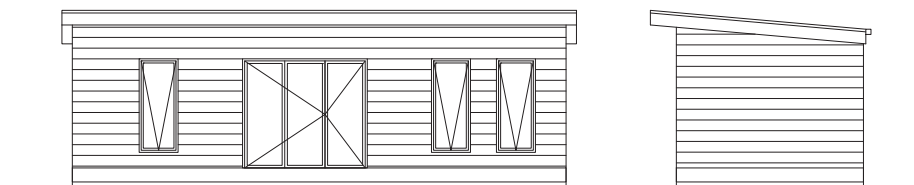
- 6 X 4MTRS 24SQM
- Extra compact design, Kitchenette with oven, cooktop and bar fridge provision
- Extra storage beside window seat for pantry/cleaning items etc

- Small robe to bedroom, small but functional bathroom
  - Gorgeous Airbnb space
- [WATCH THE BUILD](#) [VIEW ONLINE](#)

# Tania

WITH BEDROOM

KITCHEN  
BATHROOM  
BEDROOM



## SOME FEATURES

- 9.5 X 3.6MTRS 34.2SQM
- Large stacker or bi-fold door entrance
- Practical kitchen layout

[VIEW ONLINE](#)

# Madison

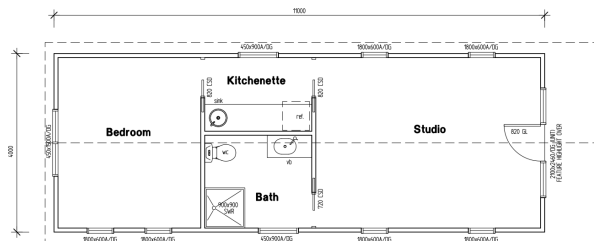
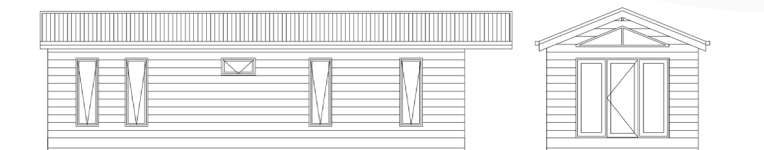
WITH BEDROOM



BEDROOM  
KITCHEN  
BATHROOM



SEE  
MORE



## SOME FEATURES

- 10 X 4MTRS 40SQM
- Separate lounge room
- Galley style kitchen
- Bedroom with robes and built in desk.
- Spacious bathroom
- Great holiday home or for single/ couple permanent living.

[VIEW ONLINE](#)

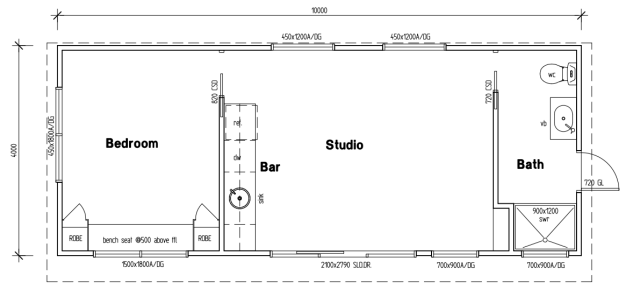
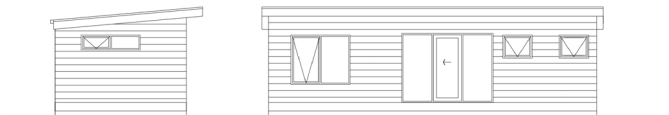
# Webra



BEDROOM  
KITCHEN  
BATHROOM



SEE ON  
AIRBNB



## SOME FEATURES

- 10 X 4MTRS 40SQM
- Window seat to bedroom
- Large Stacker door entrance
- Galley style Kitchen

- Open Lounge/Dining area
- Bathroom with oversized shower
- Dedicated TV nook

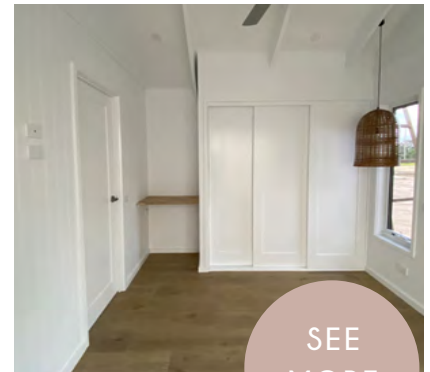
WATCH THE BUILD

VIEW ONLINE

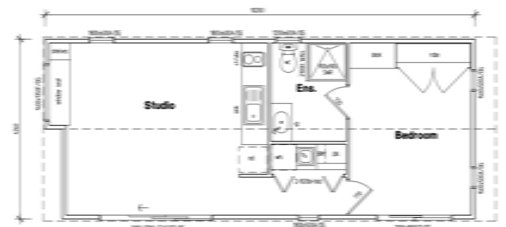
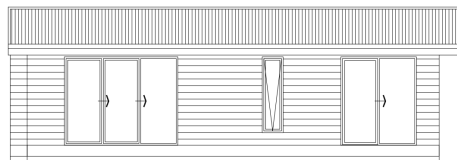
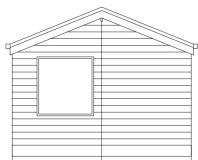
# Helen



WINDOW SEAT  
EURO LAUNDRY  
BATHROOM



SEE  
MORE



## SOME FEATURES

- 10.2 X 4.25MTRS 43SQM
- Functional design
- Bedroom with ensuite
- Robes and built in desk to bedroom
- Window seat with book shelf
- Fully equipped kitchen, sliding doors to bedroom

WATCH THE BUILD

VIEW ONLINE



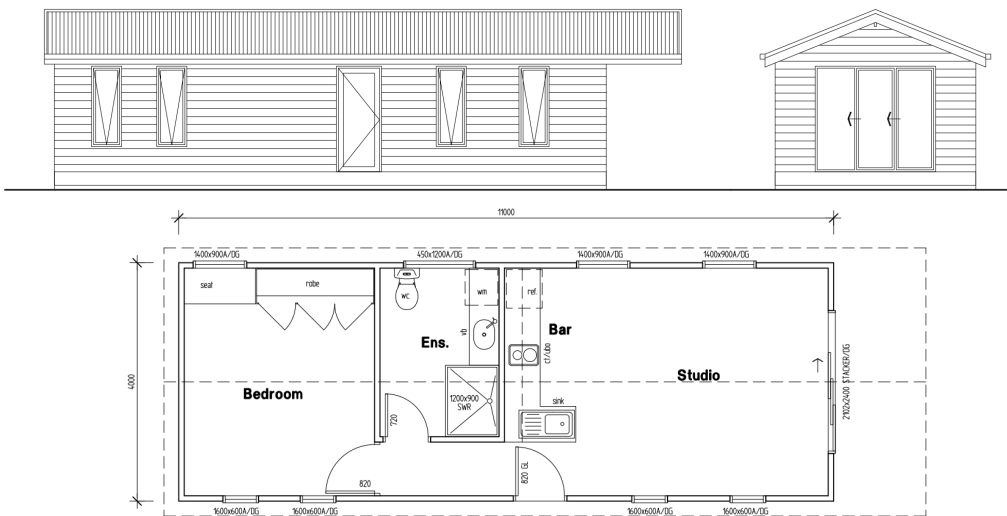


# Hillary

VARIATION OF NICOLE



LAUNDRY  
WINDOW SEAT  
BATHROOM



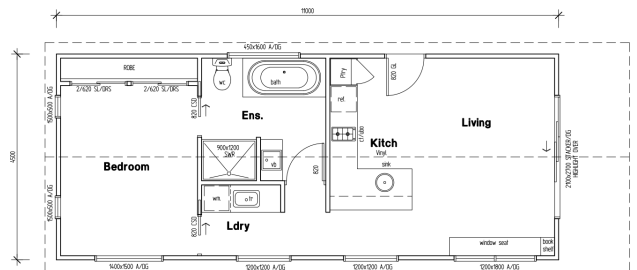
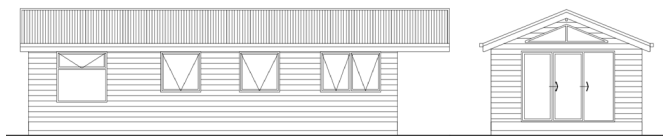
## SOME FEATURES

- 11 X 4MTRS 44SQM
- Great for spacious Airbnb or granny flat
- Euro Laundry
- Plenty of storage to bedroom
- Window seat to bedroom
- Complete kitchen

[VIEW ONLINE](#)

*Ferri*

LAUNDRY  
BATH TUB  
ROOMY



## SOME FEATURES

- 11 X 4.5MTRS 49.5SQM
- Full kitchen with breakfast bar
- Walk through laundry
- Bathroom with oversized shower and bath tub
- Plenty of robe space
- Versatile and spacious plan

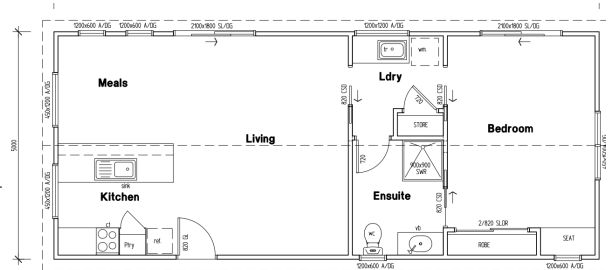
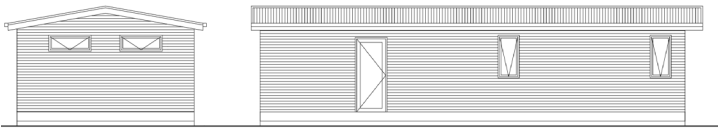
WATCH THE BUILD

VIEW ONLINE

# Hilda



LAUNDRY  
FULL KITCHEN  
PRACTICAL



## SOME FEATURES

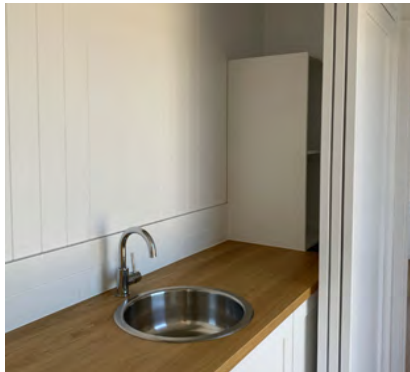
- 12 X 5MTRS 60 SQM
- Fantastic granny flat plan
- Spacious and homely
- Walk through laundry
- Spacious bathroom
- Kitchen with brakfast bar
- Bedroom with full robes and window seat

[VIEW ONLINE](#)

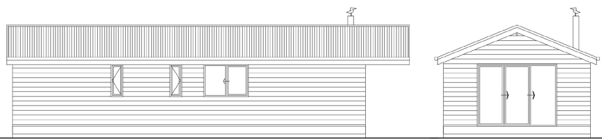
Sue



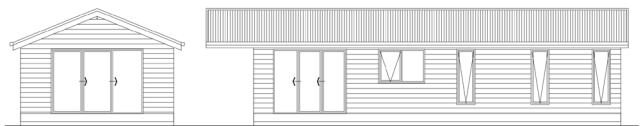
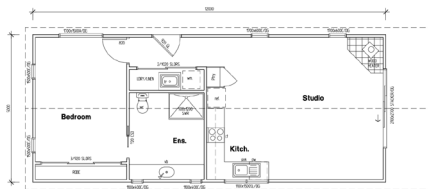
DELUXE  
EURO LAUNDRY  
SPACIOUS



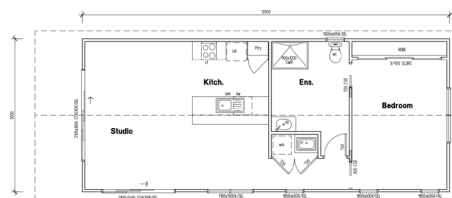
SEE  
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Corner Kitchen Design



Island Bench Design



## SOME FEATURES

- 12 X 5MTRS 60 SQM
- Oversized bathroom
- Euro Laundry
- Spacious living area
- Luxe bedroom

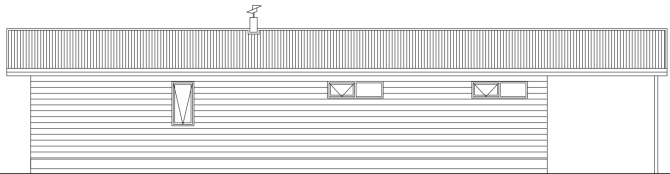
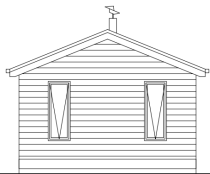
- Plenty of robe space
- Perfect granny flat or permanent living for singles or a couple

VIEW ONLINE

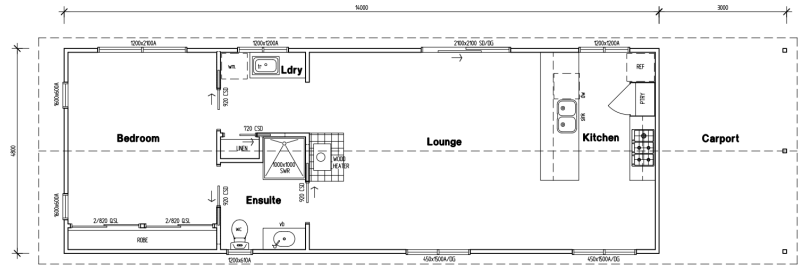
*Pallo P*



SPACIOUS  
FULL KITCHEN  
LAUNDRY



SEE  
MORE



## SOME FEATURES

- 14 X 5MTRS 70 SQM
- Oversized bathroom
- Euro Laundry
- Spacious living area
- Luxe bedroom

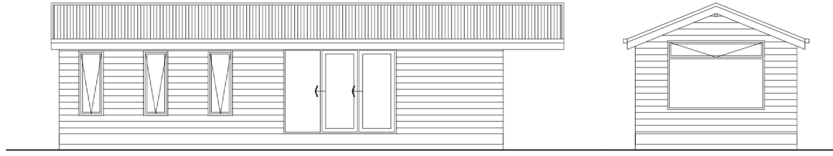
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WATCH THE BUILD

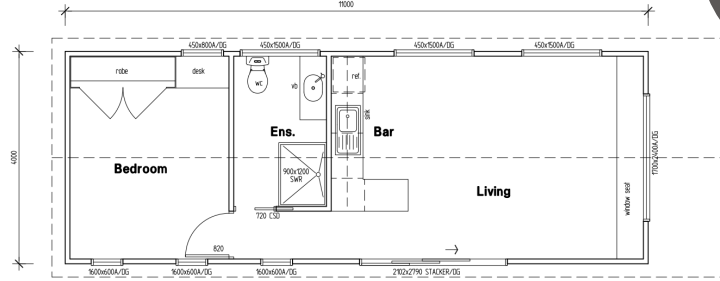
VIEW ONLINE

# Toni

VARIATION OF NICOLE



FULL KITCHEN  
WINDOW SEAT  
BATHROOM



## SOME FEATURES

- 11 X 4MTRS 44SQM
- Great for spacious Airbnb or granny flat
- Bathroom that also accommodates laundry facilities
- Plenty of storage to bedroom

- Window seat with shelving to each side
- Complete kitchen

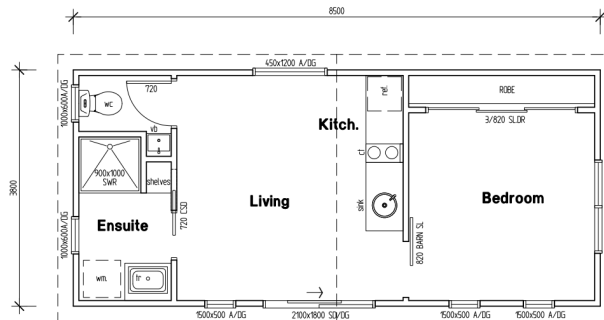
WATCH THE BUILD

VIEW ONLINE

# Kaye



BEDROOM  
KITCHEN  
BATHROOM



## SOME FEATURES

- 8.5 X 3.8MTRS 32SQM
- Trussed Roof
- French or Sliding door entry
- Spacious bathrom - Euro laundry
- Seperate Toilet

- Compact but practical
- Full sized robe
- Cavity sliding doors for space saving

VIEW ONLINE

# Things You Might Want To Know

## What is included in our pricing?

Here at Soulspace Studios, our pricing includes.

- Full working Drawings
- Minimum six star energy rating
- Engineered Strip Footing documentation
- Fully engineered and Galvanised base frame
- James Hardie Linea cladding to outside walls
- Colorbond Roof
- VJ Lining to ceiling
- Easy VJ lining to all internal walls
- Built in robe to master bedroom
- Kitchen includes Electric Cooktop, Electric Fan Forced Oven, Rangehood, Single bowl sink with flick mixer and provision for a fridge (where kitchen is included on plan)
- Kitchen cabinetry with shaker style doors as per our images
- Laminate bench top
- Bathroom includes- Shower as per plan tiled with fiberglass base, wall hung basin, mirror and dual flush toilet.
- Fully engineered and Galvanised base frame
- Fully engineered design
- High quality materials throughout
- Full Insulation to roof, walls and underfloor
- Double Glazed Windows throughout
- Double Glazed stacker Entry door unit where indicated on plan
- Fully Plumbed internally
- Fully Wired and fitted out internally
- All power points/light fittings etc including pendants to master if requested
- Two outdoor Power Points
- 1 x Split System Reverse Cycle Air Conditioner to living area
- Rinnai 16L instant gas Hot Water Service provided but not fitted

- Smoke detectors where legally required
- Ceiling fan to living space and bedrooms
- Two coats of premium quality paint. One color only
- Laminate timber plank flooring to living and hallway
- Carpet to Bedroom
- Tiled floor to bathroom

Here at Soulspace Studios our prices do NOT including the below.

- Soil Tests
- BAL rating
- Transport
- Connection fees
- Footing construction
- External fixtures such as water tanks and solar systems
- Permit fees
- Crane Cost

# Things You Might Want To Know

## Other Specifics

### CONNECTIONS

On all of our work the electrical and plumbing have already been completed internally and are all run to an external point on the building for your local plumber and electrician to connect to your services when the building gets on site. Your split system air conditioner will be mounted internally but a local refrigeration mechanic will need to come on site to connect the outdoor unit and get the system fully operational. Due to transport we are also unable to connect your hot water service so this will be sent with the building and then connected once it is in place.

### WHAT BAL RATING CAN WE COMPLY TO?

Our spaces can be built to comply with all requirements of a BAL rating of BAL12.5 through to BAL29 fairly simply. BAL 40 and Flame Zones can also be accounted for but at this level of risk the issues will be more with the other conditions the CFA and local councils need you to abide by. We are happy to discuss the issues that may arise and help you to liaise with your council about site specific details.

### GROUND WORKS

The majority of our buildings are placed on concrete strip footings which have been poured 4-5 days prior to delivery. These footings are an engineered design and there are variations depending on your soil classification. At times we have placed our buildings on more of a stump/screw pile style footing if it is required to gain height from the ground level.

### INSTALLATION

Most of our buildings are craned from truck to footings as this is the most accurate way to place them. Depending on access and the type of foundations that have been used we can at times deliver on a tilt tray. This is usually only for our very small modules up to 5 x 4mtrs.

Once the module is in place it is chained to the footings.

### TRANSPORT

Due to the transportable nature of our buildings we do have restrictions in relation to the road rules and the dimensions that are allowed. Transport rules and cost increase in accordance with the width of the building be moved. Below is a good guide for you to estimate transport costs to your suburb for the size Soulspace you are after.

**UP TO 3.49mtrs wide** - This size can travel on a truck unescorted by any other vehicle. The cost per KM is approx \$5

**UP TO 4.49mtrs wide** - This size needs to be accompanied by one escort vehicle. The cost per KM is approx \$8.00

**UP TO 5.49mtrs wide** - This size needs to be accompanied by two escort vehicles. The cost per KM is approx \$11 (MORE IN NSW due to local laws)

*\*\*All of these prices are approximate and can vary depending on conditions set out by local road laws. \*\*When calculating KM's the FROM destination is Heyfield, VIC 3858.*



# Things You Might Want To Know

## IS A PERMIT NEEDED?

It is a common misconception that transportable/modular buildings come under more lenient rules than conventionally built homes or granny flats. Unfortunately this isn't the case. A building permit is required to place any structure over 10 sqm on your land (or over 20sqm in NSW) \*\* This is subject to local council legislation and varies from council to council.

Placing a Soulspace Studio on your land will mean that you need to comply with all of the same regulations as a traditional build. This includes full structural drawings, soil test, six star energy rating, BAL assessment (if in a fire prone area) and inspections at the footing, frame and completion stages. Permits are applied for through a private building surveyor who also carries out the inspections required.

## PLANNING PERMITS

In some cases you may need to get planning permission from your local council. Usually a granny flat or dependant persons unit is exempt. In most cases a unit going onto a vacant residential allotment is also exempt. Some instances where a planning permit may be needed are

- When your land is within a bushfire management overlay
- When you are wanting to place a secondary dwelling on a property (that will not be used for a dependant family member)
- When you are using the space as an extension to your existing home and it will more than double the size of the building.
- When the land is not zoned correctly for a dwelling

*\*\* In each case we look into the required permits in the preliminary stages*

## EXTRA COSTS TO ACCOUNT FOR

Here is a table for you to use to add up the items not included in our pricing

• Planning Permit (if required)	\$ _____
• Building Permit	\$ _____
• Soil Test	\$ _____
• BAL Rating (if required)	\$ _____
• Earth Moving (if required)	\$ _____
• Footing Construction	\$ _____
• Transport	\$ _____
• Crane Hire (if required)	\$ _____
• Connection to services	\$ _____
PLUMBER	\$ _____
ELECTRICIAN	\$ _____
REFRIGERATION MECHANIC	\$ _____
ADDITIONAL COSTS TOTAL	\$ _____

Your local council website will most likely disclose their planning permit application fees on their website under their planning information.

We are able to help with building permit fee information and also footing construction estimates. To calculate transport costs please refer to the information under 'Transport' on page .

Feel free to ask us about any of the items above and how to obtain pricing on any of the items listed above.

[CONTACT US TODAY](#)

# Things You Might Want To Know

## SIZES THAT WE BUILD

Our studios range from 3 x 3 mtr garden rooms through to 5.45 x 15 mtrs long.

## CLADDINGS THAT WE USE

Externally we are well known for our use of Scyon Linea weatherboard and also use all Weathertex cladding products, Colorbond cladding products and natural timber cladding. **We are happy to use any external cladding that suits your taste!**

Our internal cladding choice is mainly VJ lining and this is what we are asked for most. We can also use plasterboard, pine ship lap and ply sheeting. All pricing in our price list is based on VJ lining being used internally.

## OUR GLAZING

All of our work comes with double glazed windows and doors.

## STYLES THAT WE BUILD

SoulSpace Studios is most well known for our cathedral ceiling designs and hamptons style feel. We can turn our hand to any stlye though and have completed many skillion style designs, modern/contemporary designs with parapet roof and no eaves as well as gabled roofs with trusses to acheive a flat ceiling inside.

## INSULATION THAT WE USE

As a standard we use foilboard under the floor, R2.7 batts in the walls and R4 to R6 in all ceilings. The style of the roof can influence the types of insulation we use on each project but more importantly the minimum 6 star energy rating dictates the amount of insulation needed.

## CAN'T FIND WHAT YOUR LOOKING FOR

We are here to help! Contact us using the button below or the direct contact details at the bottom of this page.

ENQUIRE

GET IN TOUCH

VISIT WEBSITE

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