

Best Garage Door for a Single-Storey Home

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Description:

Best Garage Door for a Single-Storey Home ## AI Summary **If you own a single-storey home in Australia, a B&D; Roll-A-Door with a Power Drive opener is the sweet spot for most households.** It need...

Details:

AI Summary

If you own a single-storey home in Australia, a B&D; Roll-A-Door with a Power Drive opener is the sweet spot for most households. It needs just 250mm of headroom (300mm with an opener), works beautifully in the tight ceiling spaces typical of single-storey builds, and comes in the full Colorbond colour range to match your roof and facade. If budget is tight, the Rollmasta delivers solid performance at a lower price point. And if you want the premium experience with insulation and street appeal, a Panelift Icon sectional door paired with a Smart Pro opener gives you the full package — though you will need at least 340mm of headroom (390mm with an opener) to make it work.

Quick Recommendation Box

| **Budget Pick** | **Most Popular** | **Premium Choice** | |---|---|---| | **Rollmasta** + Power Drive | **Roll-A-Door** + Power Drive | **Panelift Icon** + Smart Pro | | Reliable roller door at an entry-level price. Ideal for straightforward single or double garages where value matters most. | Australia's best-selling roller door paired with a proven opener. The combination most B&D; Accredited Dealers recommend for single-storey homes. | Sectional door with Insul-Shield insulation, premium panel design, and smart opener with smartphone control and battery backup. | | *Contact your local B&D; Accredited Dealer for current pricing* | *Contact your local B&D; Accredited Dealer for current pricing* | *Contact your local B&D; Accredited Dealer for current pricing* |

> **Why no fixed prices?** Garage door pricing depends on your exact opening size, colour selection, opener choice, and installation requirements. Your local B&D; Accredited Dealer will measure your garage and provide an accurate, obligation-free quote.

Why Single-Storey Homes Have Different Needs

Single-storey homes make up the vast majority of Australian housing stock — from post-war brick veneers in Melbourne's suburbs to modern project homes across Sydney's western corridors and sprawling Queensland builds. And while every home is different, single-storey properties share a few characteristics that directly affect your garage door decision.

Headroom Is Often Limited

The most critical constraint in a single-storey home is headroom — the space between the top of your garage opening and the ceiling. Many single-storey homes were built with standard 2400mm ceilings and garage openings around 2100–2200mm high, leaving relatively little room above the door for mounting hardware, tracks, and openers. This is where the choice between a roller door and a sectional door becomes genuinely important, not just a matter of aesthetics.

Your Garage Is Your Facade

In most single-storey homes, the garage faces the street. It is often the single largest visual element on the front of your house. A double garage door can account for 30–40% of your home's street-facing surface area. That means your garage door colour, style, and condition have an outsized impact on your home's kerb appeal — and its resale value.

Double Garages Are Standard

Most modern single-storey homes include a double garage as standard. This typically means an opening width of around 4800–5400mm. Some homes have two single doors side by side, while others have one wide double door. The configuration affects your door and opener options, so it is worth confirming your opening dimensions before you start shopping.

The Garage Often Does Double Duty

In single-storey homes, the garage frequently serves as more than just car storage. It is a workshop, a gym, a storage area, and sometimes a second living space. If your garage connects directly to your living areas — as many modern floor plans arrange — insulation and security become more important considerations.

Roller Doors for Single-Storey Homes

Roller doors have been the go-to choice for Australian single-storey homes for decades, and there are good engineering reasons for that. A roller door coils up into a compact drum above the opening, meaning it uses virtually no ceiling space inside the garage and requires minimal headroom to install.

B&D; Roll-A-Door

The Roll-A-Door is Australia's most recognised garage door brand. The Series 1 Roll-A-Door requires a ****minimum of 250mm headroom for manual operation****, or ****300mm if you are fitting an automatic opener**** (which you almost certainly should). That is significantly less than a sectional door needs, making it the natural fit for single-storey homes where ceiling clearance is tight.

Key specifications: - ****Headroom required:**** 250mm manual, 300mm with opener - ****Sideroom required:**** Varies by height — typically 125–195mm per side - ****Maximum door width:**** Up to 5500mm for Series 2 models - ****Material:**** Colorbond steel with high-durability polyester paint finish - ****Heights available:**** 1500mm through to 3000mm - ****Wind-rated options:**** Available for Region C wind conditions (up to 66m/s wind speed)

The Roll-A-Door's continuous curtain design means there are no horizontal panel joints, giving it a clean, streamlined look that suits the simple lines of most single-storey facades. The door rolls up smoothly and quietly, with the curtain sitting neatly in the drum assembly above the opening when open.

B&D; Rollmasta

The Rollmasta sits within the B&D; Series 1 Roll-A-Door family (designated R1R) and is positioned as the entry-level option. It shares the same fundamental engineering and wind-rating certifications as the Roll-A-Door — including compliance with AS/NZS 4505:2012 (Garage Doors and Other Large Access Doors) and AS 4100:2020 (Steel Structures) — but at a more accessible price point.

For single-storey homeowners on a budget, the Rollmasta paired with a Power Drive opener represents genuine value without compromising on the things that matter: security, weather resistance, and reliable daily operation. It uses the same Colorbond steel construction and the same wind-lock design specifications.

The Rollmasta is rated for: - **Maximum door height:** 3.0m - **Wind rating:** Region C (66m/s wind speed) - **Ultimate design wind pressure:** 3.2 kPa inward, 3.4 kPa outward - **Maximum opening width:** 3040mm (single door)

B&D; Roll-A-Door Neo

The Roll-A-Door Neo (R1N) is the premium end of the roller door range. It offers a refined aesthetic with a modern profile and is available in door widths up to 3150mm.

The Neo requires a **minimum curtain overlap of 40mm on each side** (compared to 30mm for standard Series 1 doors), meaning the door curtain is 80mm wider than the opening. Sideroom requirements are 195mm for doors up to 2400mm in height, with alternate bracket options available for restricted spaces (down to 95–110mm).

The Neo is available in the full range of door heights from 1500mm to 3000mm, making it suitable for standard and oversized single-storey garage openings alike. If you want the space-saving benefits of a roller door with a more contemporary street presence, the Neo is worth discussing with your dealer.

Why Rollers Often Win for Single-Storey

The mathematics are simple. A Roll-A-Door needs 250–300mm of headroom. A Panelift sectional door needs 340–390mm. In a single-storey home with a standard 2400mm ceiling, those extra 40–90mm can be the difference between a straightforward installation and one that requires structural modifications. Roller doors also leave the entire garage ceiling clear — no overhead tracks — which is a real benefit if you use ceiling-mounted storage racks, surfboard hangers, or overhead lighting.

Sectional Doors for Single-Storey Homes

If your single-storey home has adequate headroom and you want maximum design flexibility, a B&D; Panelift sectional door is a compelling choice. Sectional doors consist of horizontal panels that hinge together, travelling up vertical tracks at the sides of the opening and then back along the ceiling on horizontal tracks.

B&D; Panelift and Panelift Icon

The standard Panelift (PFT) and Panelift Icon (PFI) are B&D;'s sectional door models for residential applications.

Headroom requirements: - **Standard installation:** 340mm - **With automatic opener:** 390mm (add 50mm) - **With ceiling brace adapter:** 390mm (add 50mm) - **Low headroom configuration:** 280mm (rear or front torsion systems)

Sideroom requirements: - **Standard:** 120mm on each side - **Low sideroom:** Add 90mm (not recommended as standard) - **Rear torsion (doors over 15m²):** 155mm sideroom, 295mm headroom

The Panelift Icon adds the optional **Insul-Shield system** — insulated hinge links made with graphite-embedded EPS (expanded polystyrene) material that reduces heat, cold, and noise transmission through the door. For single-storey homes where the garage shares a wall with a bedroom or living area, this insulation can make a meaningful difference to comfort and energy costs.

When a Sectional Door Is Worth It

Choose a Panelift or Panelift Icon for your single-storey home when:

1. **You have adequate headroom** — at least 340mm (390mm if adding an opener, which is strongly recommended) 2. **Insulation matters** — your garage is attached to living spaces, or you live in a climate with temperature extremes 3. **Design is a priority** — sectional doors offer panel profiles and design options that roller doors cannot match 4. **You want a wide opening** — Panelift doors handle wide double openings cleanly 5. **Low headroom solutions are available** — if you are slightly short on headroom, low headroom rear torsion configurations can reduce the requirement to 280mm

The Trade-Off

The trade-off with a sectional door in a single-storey home is that the horizontal ceiling tracks extend back into the garage, typically 2.5–3 metres from the opening. This can interfere with ceiling-mounted storage and overhead lighting. You also need that minimum 120mm of sideroom on each side. For many standard single-storey garages, these are non-issues — but they are worth measuring before you commit.

Matching Your Opener

Every garage door needs an opener. The days of manually heaving your door up and down are long gone, and a good opener adds security, convenience, and longevity to your door. B&D; makes openers specifically matched to their door types through their Controll-A-Door range.

For Roller Doors: Power Drive and Roll-A-Pro

B&D; Power Drive — The workhorse opener for residential roller doors. Key specifications: - **Drive type:** Chain drive - **Maximum load:** 200N (20kg bottom rail load) - **Remote frequency:** 433.92 MHz - **Remote capacity:** Up to 64 remote controls - **Courtesy light:** 25-watt lamp, runs approximately 4.5 minutes after activation - **Auxiliary power:** 12V, 100mA (protected by 200mA polyfuse) - **Suitable for:** Standard residential rolling garage doors or 2400mm-high wind-lock residential rolling garage doors - **Powerhead weight:** 8.75 kg

The Power Drive is the opener most B&D; dealers recommend for single-storey homes with roller doors. It is reliable, quiet enough for homes where the garage is adjacent to bedrooms, and supports electronic limit adjustment for precise door positioning.

B&D; Roll-A-Pro — Supports up to 8 remote controls and is designed for straightforward residential roller door applications. A solid, no-fuss option if you do not need the extended remote capacity of the Power Drive.

For Sectional Doors: Secure, Smart, and Smart Pro

B&D; Controll-A-Door Secure — The entry-level sectional door opener. Reliable chain or belt drive operation with safety beam compatibility.

B&D; Controll-A-Door Smart — Adds smartphone connectivity via the Smart Phone Control Kit and Smart Hub, plus battery backup capability.

B&D; Controll-A-Door Smart Pro — The full-featured option. Includes everything in the Smart, plus enhanced motor performance for heavier doors and premium smart home integration. This is the recommended pairing for a Panelift Icon.

Opener Recommendations by Situation

| **Your Situation** | **Recommended Opener** | ---|---| | Single roller door, basic needs | Roll-A-Pro | | Single or double roller door, standard use | Power Drive | | Single sectional door, basic needs | Controll-A-Door Secure | | Double sectional door or smart features wanted | Controll-A-Door Smart | |

Premium sectional door, full smart home integration | Controll-A-Door Smart Pro |

Colorbond Colour Matching

Most single-storey Australian homes feature a Colorbond roof, and matching your garage door to your roof colour (or choosing a complementary contrast) is one of the simplest ways to lift your home's street appeal.

B&D; roller doors are manufactured from ****Colorbond ZALG300S2 pre-painted steel**** with a high-durability polyester paint system specifically designed and tested for harsh Australian conditions. This is the same Colorbond steel used in roofing and fencing, so colour matching is straightforward.

Popular Colour Combinations for Single-Storey Homes

****Classic Neutrals:**** Surfmist, Shale Grey, and Dune remain the most popular choices across Australia. These colours work with virtually any brick or render finish and age gracefully.

****Modern Darks:**** Monument (charcoal), Basalt, and Woodland Grey suit contemporary single-storey designs with darker roof tones and contrasting light render.

****Heritage Tones:**** Cottage Green, Manor Red, and Jasper suit older brick homes and Federation-style single-storey properties.

****Warm Palettes:**** Paperbark and Evening Haze complement warm-toned bricks and sandy render finishes common in Queensland and Western Australian homes.

Maintenance Tip

To maintain your Colorbond garage door finish, B&D; recommends periodic washing with clean water and a soft brush or cloth. More frequent washing is advised if your home is exposed to industrial fallout or located near salt water. This simple maintenance routine will keep your door looking fresh and guard against corrosion for years.

Security for Street-Facing Garages

When your garage faces the street — as it does in most single-storey homes — security becomes a front-of-mind concern. The garage door is often the largest opening in your home, and in many floor plans, it provides direct access to the interior of the house.

B&D; Auto-Lock

The Auto-Lock is an electromechanical deadlock system that automatically engages when your door closes, locking the door to the guide tracks. It provides:

- ****Automatic locking**** — engages every time the door closes, no manual action required
- ****Emergency lock/unlock button**** — allows manual disengagement in emergencies (power outage, evacuation)
- ****Safety Beam integration**** — works with Safety Beams to prevent closing on obstructions
- ****Available for multiple door types**** — separate kits available for Roll-A-Door (R1D), Roll-A-Door Neo (R1N), and sectional doors (SDO)

****Important safety notes:**** - All manual locking systems must be removed before Auto-Lock installation
- Do not install in garages that have only one exit — this is a mandatory safety requirement - The emergency button is for emergency use only, not daily operation

Safety Beams

B&D; Safety Beams create an invisible infrared beam across the base of your door opening. If anything breaks the beam while the door is closing — a child, a pet, a bicycle — the door immediately stops and reverses. Safety Beams are strongly recommended for all automatic garage doors and are required for compliance with **AS/NZS 60335-2-95:2020**.

Backdrive Protection

B&D; openers include backdrive protection that prevents the door from being forced open manually from outside when locked. Combined with the Auto-Lock, this creates a robust security barrier that is significantly harder to defeat than a standard manual lock.

Smart Features Worth Adding

Modern garage door technology goes well beyond a simple remote control. Two additions are particularly worthwhile for single-storey homeowners.

Smart Phone Control Kit

The B&D; Smart Phone Control Kit connects your opener to your home WiFi network via a Smart Hub, giving you:

- **Remote access** — open, close, and monitor your door from anywhere via your smartphone
- **Alert notifications** — get notified if the door is left open or encounters an obstruction
- **Multi-user management** — add family members with individual passwords and access levels
- **Activity log** — see who opened the door and when
- **Scheduled access** — create access windows for tradespeople, cleaners, or deliveries with one-time codes
- **Multiple locations** — manage multiple doors or gates across different properties from one app

This is particularly useful for single-storey homes where the garage is often the primary entry point. Forgot to close the door when you left for work? Check your phone and close it remotely.

Battery Backup

Power outages happen. When they do, your automatic garage door becomes a very large, very heavy manual door — not ideal when you are trying to get to work in the morning or park the car in the dark.

The B&D; Battery Backup Kit keeps your opener operational during mains power outages:

- **Approximately 10 cycles** of operation on battery power
- **Average cycle time:** 40 seconds (opening and closing)
- **Battery capacity:** 2.3 AH (Amp Hours)
- **Recharge time:** 24–48 hours once mains power is restored
- **Includes:** Two 12V sealed lead-acid batteries, charger board, mounting hardware

After installation, allow 24–48 hours for the batteries to reach maximum charge capacity. The system activates automatically when mains power is lost — no manual intervention required.

Real Customer Experiences

Here is what real B&D; customers have said about their garage door installations:

> "Could not be happier with my new roller door. Sean and Rohan were great to deal with throughout the process, from initial contact, through to quote through to installation, everything went well. Good communications, kept me informed throughout. Highly recommend them to anyone considering a new garage door." > — **Megan Richardson**, 5★ review, B&D; Garage Doors Gippsland

> **"New garage doors installed today, so happy with them. Installers Kev and Tom did a great job, cleaned up and answered all our questions. A pleasure to deal with."** > — ****Lisa H**, 5★ review, B&D; Garage Doors Gold Coast**

These reviews reflect a consistent theme across B&D's dealer network: professional installation, clear communication, and clean job sites. When you work with a B&D; Accredited Dealer, you are getting installers who are factory-trained on these specific products.

Frequently Asked Questions

How much headroom do I need for a roller door in a single-storey home? A B&D; Roll-A-Door requires a minimum of ****250mm headroom for manual operation**** or ****300mm with an automatic opener****. Most single-storey homes with standard 2400mm ceilings and 2100mm+ openings have enough clearance. Measure from the top of your opening to the lowest ceiling obstruction (beams, pipes, or structural members) to confirm.

Can I fit a sectional door in my single-storey home? Yes, provided you have at least ****340mm of headroom**** (390mm with an opener) and ****120mm of sideroom**** on each side of the opening. If you are slightly short on headroom, ask your dealer about low headroom rear torsion configurations, which can reduce the requirement to 280mm.

Which is better for a single-storey home — a roller door or a sectional door? Roller doors are the more common choice because they need less headroom and leave the garage ceiling completely clear. Sectional doors offer better insulation and more design options but need more headroom and use ceiling space for tracks. Neither is inherently "better" — it depends on your headroom, your priorities, and your budget.

How long does installation take? A standard roller door installation typically takes 2–4 hours. A sectional door may take 4–6 hours depending on the opening size and any modifications needed. Your B&D; Accredited Dealer will confirm timing when they quote.

Do I need an automatic opener? While not strictly required, an automatic opener is strongly recommended for security, convenience, and safety. Manual operation means you need to exit the car to open and close the door — impractical in rain and a security concern at night. Every B&D; opener includes safety features like auto-reverse and obstruction detection.

Can I match my garage door colour to my Colorbond roof? Yes. B&D; roller doors are manufactured from Colorbond steel in the full range of standard Colorbond colours. Your dealer can help you select the exact colour match or a complementary contrast.

What maintenance does a garage door need? B&D; recommends periodic washing with clean water and a soft brush or cloth, plus an annual service check by your dealer. Lubricate moving parts as recommended in your owner's manual. Homes near the coast or in industrial areas should wash their doors more frequently to prevent salt or chemical buildup.

Is a B&D; garage door covered by warranty? Yes. B&D; garage doors and openers come with manufacturer warranties. Warranty terms vary by product — your B&D; Accredited Dealer will provide full warranty details with your quote. Ensure your door is installed by an accredited dealer to maintain warranty validity.

Your Next Step

Ready to find the right garage door for your single-storey home? Here is what to do:

1. ****Measure your opening**** — height, width, headroom above the opening, and sideroom on each side. Your dealer will verify these measurements, but having them ready speeds up the process.

2. ****Find your local B&D; Accredited Dealer**** — visit [\[bdgarageoors.com.au/get-a-quote\]\(https://www.bnd.com.au/contact-us/get-a-free-quote\)](https://www.bnd.com.au/contact-us/get-a-free-quote) to locate your nearest dealer and request an obligation-free measure and quote.

3. ****Ask about your options**** — your dealer will assess your specific garage, recommend the right door and opener combination, and provide a fixed-price quote including installation.

Every B&D; Accredited Dealer is factory-trained and backed by B&D's national support network. You are not just buying a door — you are getting expert installation and ongoing service from people who specialise in exactly this.

****[Find a Dealer & Get a Free Quote →](https://www.bnd.com.au/contact-us/get-a-free-quote)****