

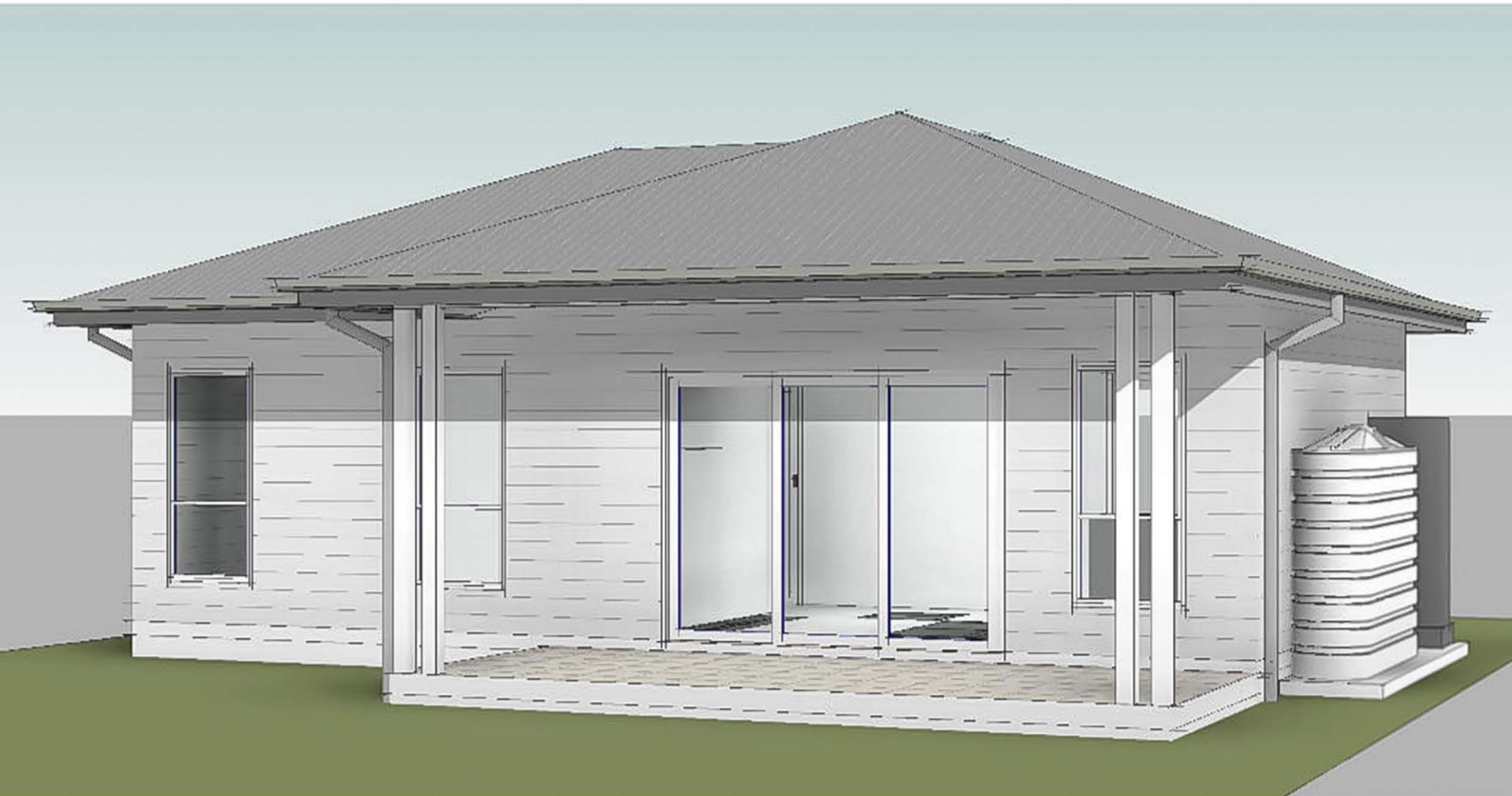


Granny Flat

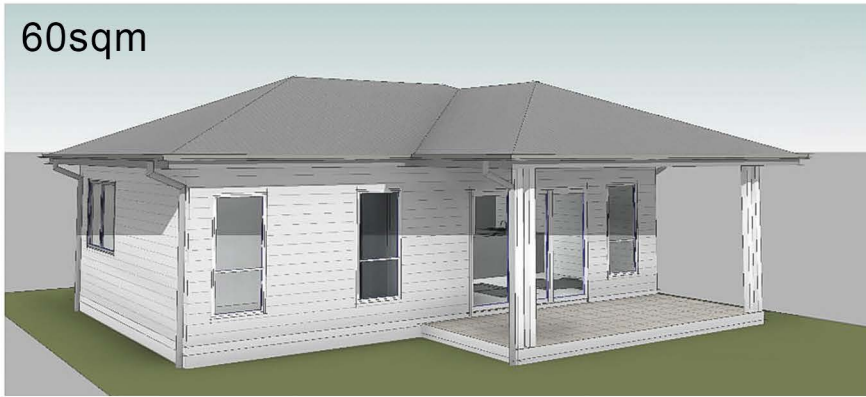
2 Bedroom - 1 Bathroom

Starting at \$152,098.93 Plus GST

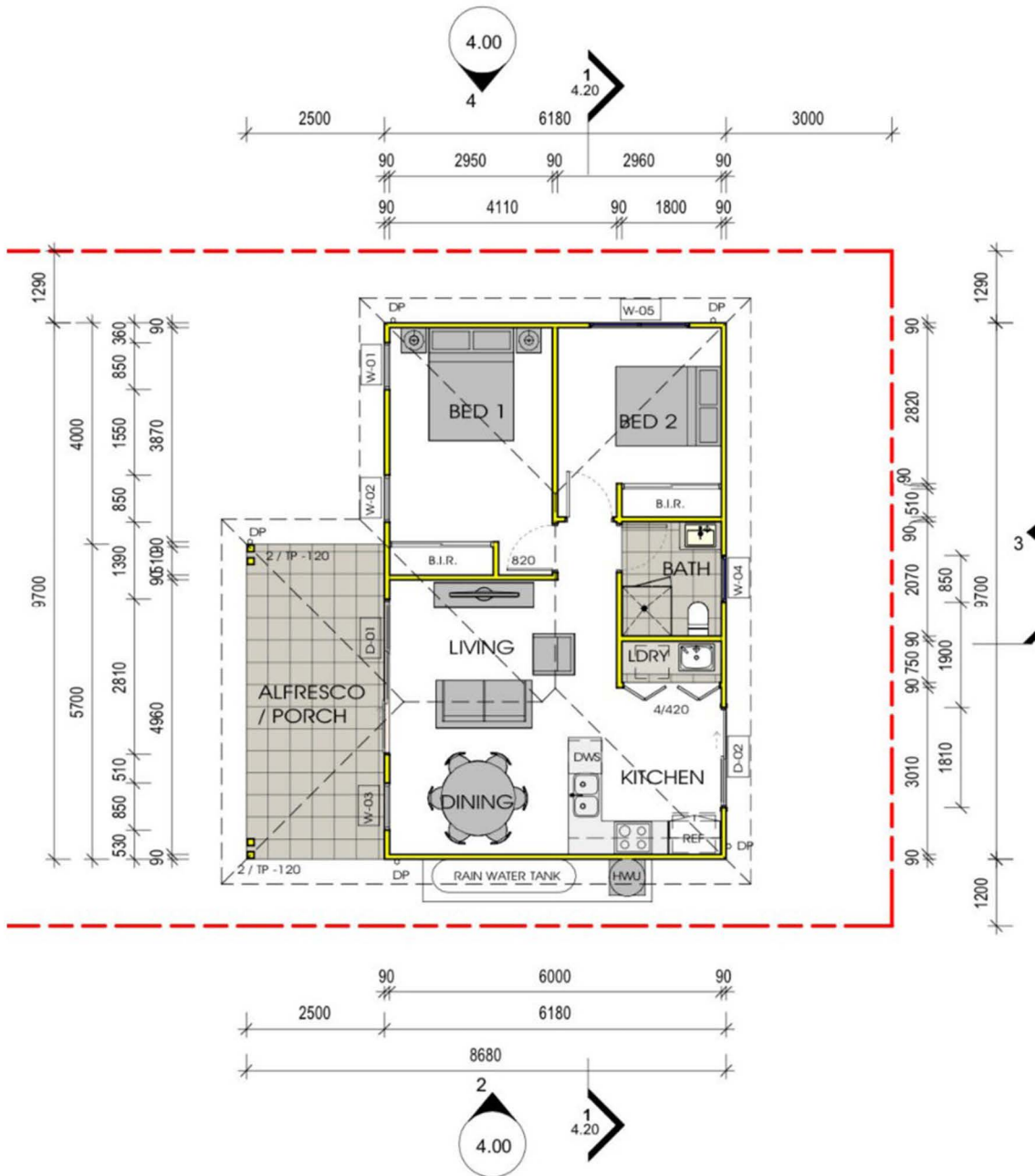
Introducing Our Newly Available Granny Flat – Affordable Luxury,
Delivered Fast! This beautifully designed 2-bedroom home comes complete
with top-of-the-line appliances, elegant tiled floors, and a spacious outdoor living area.
With a quick 20-week build time, you'll have a modern, functional space ready to enjoy in no time.



FLOOR PLAN



- 
1 LIVING
- 
2 BEDROOM
- 
1 BATH
- 
1 KITCHEN



SITE COSTS & INCLUSIONS

- Piering under slab up to 2m deep if required
- Stairs for landing (if required)
- Soil removal 1 load free
- James Hardie Cladding
- Ceiling height 2.7m
- Colourbond Aluminium roofing (colour selection by client) Porch including 600x300 Tiles, slab, roof, LED downlight & post – 5m²
- Front Door = Gainsborough Handle + Deadbolt + Keys (Satin Chrome)
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- Bedroom/Bathroom Doors = Gainsborough (Satin Chrome) Bedroom/Bathroom Doors = Gainsborough (Satin Chrome)
- 10 lineal metres cabinets includes upper, lower and overhead fridge cabinets & pantry
- Pantry - 600mm full length pantry with bonus microwave space & microwave fascia cover + hinged doors
- Cooktop - 4 Burner Technika ceramic cooktop (Or Gas cooktop if you connect Gas)
- Oven - 600mm Technika electric oven
- Rangehood - DUCTED slide out Technika rangehood (Ducted externally)
- Sink - Stainless Steel (Clark 1 3/4 bowl sink)
- Sink Mixer
- Kickboard - Brushed Aluminium
- Full Kitchen Pantry (with or without Microwave space)
- Real Polyurethane doors and panels
- 20mm stone benchtop
- Dishwasher Including power set up
- Soft close kitchen cupboards
- Premium tiled splashbacks in kitchen
- Separate Electricity Meter for Separate Billing
- Electrical internal safety switch/distribution board inside granny flat for controlling all internal power
- 20 x Double Power Points (11 internal + 1 external)
- 22 x Tri-Colour LED downlights throughout - 13 internal & 1 External in eave on top of glass sliding door (Porch has additional downlights)
- 2 x External Sensor/Flood light with double globe
- 2 x TV Aerial Point plates on wall
- 2 x Digital TV Aerial (Installed on roof)
- 2 x Internal data point Coaxial Cable
- 2 x CAT 6 Data point
- Hard wired smoke detectors (with bonus battery backup)
- 2x downlight in external eave above sliding door for additional external lighting (14 x downlights in total)
- 600 x 600 tiles throughout (wet area floor tiles 300x600)

SITE COSTS & INCLUSIONS

- Colours: black, white, primrose and silver)
- Front Door - Solid core 820 entry doors from builder's range with glass panels and weather strip (plus 720 solid core door for studio)
- Front door Includes Gainsborough lock + key + separate deadlock x 2
- Glass & Security Sliding door as per supplied plans (Includes security screen + key & lock)
- Internal Doors - 820mm wide Hollow core internal doors including all door furniture, from builders standard range
- Door Stoppers (to bottom of front, bathroom and all bedroom doors)
- PVC Sheet Membranes (flexible membrane system)
- Bonus Structural step down to bathroom slab for additional waterproofing
- 10mm plasterboard to all internal walls & ceiling..
- Villaboard lining to bathroom
- Cornices: 90mm coved cornices throughout
- Skirting: 66 x18mm - pencil round profile
- Architraves: 66 x18mm - pencil round profile
- Dulux or Taubman's - 3 x coats of paint/internal
- Internal: walls, ceilings, doors, skirtings & architraves. (3 x coats)
- External: eaves, door and external walls (also downpipes if charged line)
- BT20L instantaneous hot water system
- OR Bottled Gas LPG Infinity Hot Water System including manual diverter for gas Bottles (excludes bottles)
- Full 6 years Home Owners Warranty
- Public Liability and Builders All Risk Insurance.
- External Garden Tap

PLEASE NOTE

ELECTRICITY

A New & Separate Electricity Meter is included in your quote for separate billing
We have allowed to connect your electricity to the existing meter box of the main dwelling
Excludes the upgrade of existing house electricity meter box only if required (tbc in stage 1)
A \$500 allowance is included in your quote for a new electricity meter (pls refer to exclusions section for more detail)

NOTE:

We have allowed to connect the electricity from the granny flat to the meter box of your main house.

We will create a new circuit labelled 'Granny Flat' inside the meter box.

The conduit will generally be run underground from the granny flat to the house, then it may run up the house

through a conduit, and through the ceiling of the main house, and dropped down into the meter box, OR it will be

run under the house to the meter box. In some instances when either way is too difficult, we will have to clip the

power to the side of the existing house until the meter box is reached.

WATER

New Separate Water meter is Included \$2,000

Supply/Install of a New Separate water meter for itemised Billing from Sydney Water
(Excludes cutting and rectifying of concrete, retaining walls, garden beds, rockery, landscaping if required)

SEWER

We have made an allowance to connect the sewer of the granny flat to the existing sewer point

at the rear of the main house or the rear of the yard.

Note: This connection is based off the Granny Flat being higher than sewer Connection Point

Note: Connection point will be determined during excavation & will be connected to the closest point available

STORM WATER

We have allowed to connect Stormwater to a working downpipe within 30m of the Granny Flat

presuming it flows to the street via an operational & functioning kerb outlet.

Note: Connection point will be determined during excavation & will be connected to the closest point available

DATA LINE / CONDUIT

We have allowed to run an empty data conduit in the ground from the Granny Flat to the back of the main house only.

Please remember this is only a conduit, ie an empty pipe. This is more so for sharing data from the main house.

IMAGES

