

1 and 2 Bedroom Granny Flats

These units comprise of 1 or 2 Bedrooms, 1 x Bathroom plus an open Kitchen, Lounge and Meals area. Complete with painting to all ceilings (1 base colour) walls (1 base colour), doors, doorframes, skirting and architraves (1 base colour), timberlook flooring in the kitchen, meals and lounge; carpet in bedroom and tiles in the bathroom. Roof, roof flashings, gutters and down pipes are provided in Colorbond. The main framing is steel stud frame, lined internally with Gyprock plasterboard and externally with our exclusive Colortex cladding. The unit is insulated with gold batts in the walls and batts/foil Anticon insulation in the ceiling. White ant treatment, compaction and certifications are obtained prior to the concrete being poured. The unit is constructed on a 100mm thick raft slab with reinforced steel mesh, a plastic membrane and thickened edges.

Other standard benefits include;

Bedroom 1

1 x double powerpoint
1 x bayonet light fitting
1 x wardrobe c/w double vinyl coated sliding doors and hanging shelf
1 x 1200 x 1200 window
1 hinged 820 door in steel door frame including Hardware
Painted Gyprock walls and ceiling
Painted MDF skirting and architraves
Carpet floor covering (Builder's range)

Bedroom 2 / Storeroom

(as for Bedroom 1)

Kitchen

Gas instantaneous or 90ltr storage HSW
3 x 1m overhead cupboards
4 x 1m kitchen benchtop and cupboards including drawers
1 x 600mm electric under bench oven (Builder's range)
1 x 600mm gas cooktop
1 x 600mm cupboard rangehood
1 x kitchen sink with flick mixer
1 x 1200 x 1200 window
1 x exhaust fan
1 x double powerpoint
1 x smoke detector
Tiled splashback (Builder's range)
Timberlook flooring (Builder's range)
Painted MDF skirting boards and architraves

Meals

Exposed Oregon Glulam beam
1 x bayonet fitting
Timberlook flooring (Builder's range)
Painted MDF skirting and architraves
Painted Gyprock walls and ceiling

Lounge

1 x double power point
1 x bayonet fitting
1 x 1200 x 1200 window
Timberlook flooring (Builder's range)
Painted MDF skirting and architraves
Painted Gyprock walls and raked ceiling

Bathroom

1 x 720 cavity slider door and frame
1 x 900 builder's range vanity with acrylic top
1 x WC and cistern
1 x modular shower unit c/w glass shower screen
Shower and basin set to suit
1 x towel rail
1 x toilet roll holder
Tiled floor, splashback & 1 tile skirt (Builder's range)
1 x exhaust fan
1 x single power point
1 x bayonet light fitting
1 x 600 x600 vented opaque window
Painted Gyprock walls and raked ceiling

Optional Extras

Downlights
Blinds
Air conditioner
Laundry taps for bathroom
Phone line
Site preparation (level clean sandy site required)

Exclusions

Soakwells
Site works (CLEAN LEVEL SANDY SITE)
Window treatments
Sewer connection
Trench digging over 30L/M or hard digging
SITE WORKS (POA)

NB: Painting and floor covering are included in 1 and 2 bedroom granny flats only, (not included in the bedsitter). Verandahs, patios or any external concrete and paving are not included in any of the standard units

GRANNY FLATS

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