

EXTERNAL

- Concrete raft slab or Spantec steel piers and subfloor
- Wide choice of wall materials –Brick, Weathertex, Vinyl cladding, or 75mm Rendered Polystyrene
- Boral roof tiles or Colorbond metal roofing
- 450mm wide eaves with metal fascia and guttering, with 90mm PVC downpipes
- Covered and tiled front porch area with LED downlight
- Solid timber external door with glass panels and a double glass sliding door with a flyscreen
- Aluminum windows with keyed locks and flyscreens

INTERNAL

- Choice of either quality 600×600 porcelain floor tiles throughout, vinyl planking or timber laminate flooring
- Optional gas outlets
- Ready coat flush internal swinging doors to bedrooms and bathroom
- Satin chrome lever sets and hinges to all doors
- 10mm plasterboard to all internal areas with 90mm cove cornices throughout
- 68mm timber skirting and architraves
- Vertical blinds to all windows (except bathroom) and the glass sliding door
- Paint to walls and ceiling –1 x sealer coat and 2 x finishing coats
- Waterproofing of all wet areas
- Silicone to all floor skirting, and edges of tiles in shower, vanity & kitchen splash back

BATHROOM & LAUNDRY

- Quality floor to ceiling wall tiling with feature wall tiles & porcelain floor tiling
- 600mm polyurethane finish vanity
- Polished edge mirror or optional shaving cabinet
- Close coupled toilet suite
- 6-star tap & shower fittings throughout
- 32L stainless steel laundry sink built into a metal cabinet with washing machine connections.
- Framed or optional semi frameless shower
- Chrome accessories package including toilet roll holder, towel ring, and rails

KITCHEN

- Spacious kitchens up to 10m with quality polyurethane cupboards, slow close finger pull doors, and drawers
- Laminate or optional stone benchtops
- Tiled splashback
- 1 ¼ bowl stainless steel sink with drainer & gooseneck mixer
- 600mm Electric glass cooktop or optional gas cooktop and electric under bench oven
- Externally ducted rangehood
- Water point for refrigeration connection

BEDROOM(S)

- Built in wardrobes to each bedroom with shelving, drawers, and hanging space
- Sliding mirrored doors
- Same flooring as the rest of the Granny Flat or carpet
- Optional ceiling fans

ELECTRICAL

- Supply & Installation of a Separate Electricity meter
- Quality 3.5kw Daikin reverse cycle air conditioner
- 15 x LED downlights throughout the Granny Flat
- LED Downlight to the front porch
- 2 x Sensor lights
- Digital TV antenna
- TV, Foxtel & Data points to lounge as well as main bedroom
- Double power points throughout each room with additional points for kitchen appliances
- External weatherproof double powerpoint
- Hard-wired smoke detector with battery back up
- 3 in 1 heat, light & exhaust to bathroom