



SUPERIOR UNITS

Granny Flats



DISPLAY LOCATION
 2 / 874 Mountain Hwy, Bayswater, VIC 3153
 Phone 9738 2279 or 0475 003 733
 Email: info@superiorgrannyflats.com.au
 WEB: www.superiorgrannyflats.com.au

DISPLAY LOCATION
 2 / 874 Mountain Highway
 Bayswater, VIC 3153
 Mon - Fri 8am – 4pm
 Sat 8am – 3pm

SALES CONTACT
 0419 540 393
 9738 2279
 Email: info@superiorgrannyflats.com.au
 WEB: www.superiorgrannyflats.com.au

STANDARD INCLUSIONS

We can tailor a solution that meets your needs, so ask us for a price if you have a particular upgrade in mind.



Overall unit size - 6.3m x 9.4m

Low Entry Cost High Yielding Investment

Looking into second small homes? Victorian residents are in expert hands. Superior Granny Flats are the market leader in Victoria when it comes to granny flats, secondary dwellings, investment units and primary dwellings. We have helped more than 450 investors in the last ten years to maximise rental returns on their investment properties, with the majority becoming positively geared and enabling clients to reap these rewards and re-invest in another project. Many of our clients have multiple properties, working towards financial security and an early, comfortable retirement with passive income from their real estate investments. Please contact us for any advice needed for potential secondary dwelling investment.

Why is a Granny Flat/Secondary Dwelling a Great Investment?

Granny flats and secondary dwellings in Victoria are a very cost effective investment as no extra land purchase is needed, no stamp duty or subdivision costs required and in most cases council development approval is also not required. This makes it a very low cost property investment that traditionally returns up to 15% on granny flats alone and 6-8% on total property purchase and granny flats. At Superior Granny Flats, we liaise with experts in property investment analysis supplying advice on buyer's agents, property investment, finance and debt management.



\$178,900*

*Additional \$10,900 for services within 12m of home.

FREE
TOP OF THE RANGE
DAIKIN SPLIT
SYSTEM HEATING
AIR-CONDITIONING
FOR A LIMITED TIME ONLY

STRUCTURE	
CEILING HEIGHT	2.55m to 3.155 skillion ceiling
FLOOR	Timber subfloor on concrete stumps
FLOORING	19mm particleboard sheet flooring
WALLS	Timber framed walls in accordance with AS1684
ROOF AND CEILING	Timber trussed skillion roof with Colorbond roofing
EXTERNAL	
CLADDING	Painted compressed fibre-cement weatherboards
FASCIAS & GUTTERS	Painted Zinalume
DOWNPIPES	Painted Zinalume
ROOFING	Zinalume metal roof with 3° fall
WINDOWS	Powdercoated aluminum with double glazing
FLYSCREENS	Powdercoated flyscreens to all windows
ENTRY DOOR	Painted timber frame & solid core entry door with glazed panels. Satin chrome finish Entry Lever & Deadlock.
BASEBOARDS	Painted timber baseboards enclosing sub-floor
PORCH	Timber sub-floor with oiled decking, handrail & steps to suit site conditions (3 steps minimum)
INTERNAL	
WALL CLADDING	Plasterboard cladding (10mm) Water resistant plaster to wet areas
CEILING	Painted pressed metal (underside composite panels)
TRIM	Painted 67mm architraves. Hardwood skirting boards to wet areas only
ROBES/WIR	Fabricated built in wardrobe units with 1 x laminate shelf, chrome finish hanging rail and vinyl or mirror faced aluminum framed sliding doors and tracks to all bedrooms.
KITCHEN CUPBOARDS	High gloss laminate finish cupboards & bullnose edge benchtop. Pantry, overhead cupboards with slide-out range hood & cutlery draws included as standard
KITCHEN SINK	Stainless steel 1 1/2 bowl inset sink with chrome finish flick mixer
OVEN & COOKTOP	Stainless steel under bench electric oven & electric cooktop
SPLASHBACK TILES	1 x row of 200mm x 400mm grouted gloss white splashback tiles above bathroom vanity
KITCHEN SPLASHBACKS	Full height 200mm x 400mm gloss white tiles
VANITY	White pre-fabricated laminate vanity with moulded ceramic bowl, chrome flick-mixer and mirror
WASHING MACHINE PROVISION	Builders range chrome finish W/M taps in vanity with capped PVC drainer pipe
TOILET	White builders range dual flush ceramic toilet with moulded plastic lid & ceramic cistern
SHOWER	Walk in shower base with 300mm x 600mm white tiles 2.4m high to shower walls Fixed panel as standard
SHOWER SCREEN	Builders range chrome finish flick-mixer & shower rose
SHOWER TAPS/ROSE	Choice of standard builders range
FLOOR COVERINGS	Painted 4 panel doors
INTERNAL DOORS	Satin chrome finish lever style door handles, finger pull style to sliding doors
DOOR HANDLES	
ELECTRICAL	
SWITCHBOARD	Internal switchboard with safety switch
LIGHT POINTS	Minimum 1 x light point per room and to porch with LED oyster lights
POWER POINTS	Minimum 2 x double Power Point per room and 2 x above Kitchen bench. Additional Power Points for washing machine, refrigerator, oven, cooktop and split system. 1 x phone and TV point to lounge room
NOTE:	No phone connection supplied. A conduit containing draw string will be made available for the owner to arrange connection with the appropriate authority. Self sealing exhaust fan to bathroom through wall Minimum 1 x smoke detector to lounge room
EXHAUST FANS	
SMOKE DETECTORS	
ENERGY EFFICIENCY	
RATING	7-star minimum energy rating efficiency as per National Construction Code
INSULATION	Insulation to walls, floor & ceiling to achieve a 7-star rating
GLAZING	Double Glazing to all windows
SEALING	Front door to have edge seals and draft protector to bottom edge. All exhaust fans to be self-sealing
LIGHTING	Energy efficient lighting to comply with National Construction Code
MISCELLANEOUS	
DISABILITY PACKAGE	Includes shower seat, shower grab rails and toilet grab rails. * Optional access ramp to suit site conditions.
SPLIT SYSTEM	Reverse cycle inverter split system heating and cooling
HOT WATER SYSTEM	Heat pump
COLOURS	Standard colour range selected by builder
TERMITE PROTECTION	In price
SOIL TEST	In price
SITE SURVEY	In price
SERVICES	Connection to existing water, electricity, sewer and stormwater when within 12 metres of the existing home. No upgrading of existing services lines included.
COUNCIL BUILDING SITE	Planning permit and relevant authority fees not included Site preparation not included: Shed, building, tree removal, site excavation *3m2 of soil removal from stump holes included in price subject to site conditions
SKILLION ROOF	
VERANDAHS, DECKS, CARPORTS	
CUSTOM FLOOR PLAN & DESIGN SERVICES	
WALL TILING	
STONE BENCHTOPS	
SKYLIGHTS	
CUSTOM CABINETRY	
BRICK VENEER, CONCRETE SLABS	