



SUPERIOR Granny Flats

60m²



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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.



| STRUCTURE | | | |
|------------------------------|--|--|---|
| CEILING HEIGHT | 2.55m to 3.155 skillion ceiling | WALLS | Timber framed walls in accordance with AS1684 |
| FLOOR | Timber subfloor on concrete stumps | ROOF AND CEILING | Timber trussed roof, 10mm plaster lining, Colorbond roofing |
| FLOORING | 19mm particleboard sheet flooring | | |
| EXTERNAL | | | |
| CLADDING | Painted compressed fibre-cement weatherboards | ENTRY DOOR | Painted timber frame & solid core entry door with glazed panels. |
| FASCIAS & GUTTERS | Colorbond | | Satin chrome finish Entry Lever & Deadlock. |
| DOWNPIPES | Painted Zincalume | BASEBOARDS | Painted timber baseboards enclosing sub-floor |
| ROOFING | Colorbond | PORCH | Timber sub-floor with decking, handrail & steps to suit site conditions (3 steps minimum) |
| WINDOWS | Powdercoated aluminum with double glazing | | |
| FLYSCREENS | Powdercoated flyscreens to all windows | | |
| INTERNAL | | | |
| WALL CLADDING | Plasterboard cladding (10mm) Water resistant plaster to wet areas | KITCHEN SPLASHBACKS | Full height 200mm x 400mm gloss white tiles |
| CEILING | 10mm plaster lining | VANITY | White pre-fabricated laminate vanity with moulded ceramic bowl, chrome flick-mixer and mirror |
| TRIM | Painted 67mm architraves | WASHING MACHINE PROVISION | Builders range chrome finish W/M taps in vanity with capped PVC drainer pipe |
| 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. | TOILET | White builders range dual flush ceramic toilet with moulded plastic lid & ceramic cistern |
| KITCHEN CUPBOARDS | High gloss laminate finish cupboards & bullnose edge benchtop. Pantry, overhead cupboards with slide-out range hood & cutlery draws included as standard | SHOWER | Walk in tiled shower base with 300mm x 600mm white tiles 2.4m high to shower walls |
| KITCHEN SINK | Stainless steel 1 1/2 bowl inset sink with chrome finish flick mixer | SHOWER SCREEN | Fixed panel as standard |
| OVEN & COOKTOP | Stainless steel under bench electric oven & electric cooktop | SHOWER TAPS/ROSE | Builders range chrome finish flick-mixer & shower rose |
| SPLASHBACK TILES | 1 x row of 200mm x 400mm grouted gloss white splashback tiles above bathroom vanity | FLOOR COVERINGS | Choice of standard builders range |
| | | INTERNAL DOORS | Painted 4 panel doors |
| | | DOOR HANDLES | Satin chrome finish lever style door handles, finger pull style to sliding doors |
| ELECTRICAL | | | |
| SWITCHBOARD | Internal switchboard with safety switches | NOTE: | No phone connection supplied. A conduit containing draw string will be made available for the owner to arrange connection with the appropriate authority. |
| LIGHT POINTS | Minimum 1 x light point per room and to porch with LED downlights | EXHAUST FANS | Self sealing exhaust fan to bathroom through ceiling and rangehood |
| 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 | SMOKE DETECTORS | Minimum 1 x smoke detector to lounge room |
| ENERGY EFFICIENCY | | | |
| RATING | 7-star minimum energy rating efficiency as per National Construction Code | SEALING | Front door to have edge seals and draft protector to bottom edge. All exhaust fans to be self-sealing |
| INSULATION | Insulation to walls, floor & ceiling to achieve a 7-star rating | LIGHTING | Energy efficient lighting to comply with National Construction Code |
| GLAZING | Double Glazing to all windows | SOLAR | 1.5kw solar system to meet Energy Efficient requirements |
| MISCELLANEOUS | | | |
| SPLIT SYSTEM | Reverse cycle inverter split system heating and cooling | SERVICES | Connection to existing water, electricity, sewer and stormwater when within 12 metres of the existing home. No upgrading of existing services lines included. |
| HOT WATER SYSTEM | Heat pump or instant LPG | | Planning permit and relevant authority fees not included. |
| COLOURS | Standard colour range selected by builder | COUNCIL BUILDING SITE | Site preparation not included. Shed, building, tree removal, site excavation not included. Reinstatement of landscaping, lawns, concrete not included. *3m ² of soil removal from stump holes included in price subject to site conditions. |
| TERMITE PROTECTION | In price | | |
| SOIL TEST | In price | | |
| SITE SURVEY | In price | | |
| OPTIONAL EXTRAS | | | |
| DISABILITY PACKAGE | Includes shower seat, shower grab rails and toilet grab rails. * Optional access ramp to suit site conditions. | SKILLION ROOF | |
| INVESTOR PACKAGE | | VERANDAHS, DECKS, CARPORTS, DRIVEWAYS | |
| ENTRY DOORS | Glass Sliding or Stacker Doors (Single Glazed Only) | CUSTOM FLOOR PLAN & DESIGN SERVICES | |
| | | WALL TILING | |
| | | STONE BENCHTOPS | |
| | | SKYLIGHTS | |
| | | CUSTOM CABINETS | |
| | | BRICK VENEER | |
| | | CONCRETE SLABS, RENDER | |

\$188,900*

*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