

# SUPERIOR Granny Flats



## DISPLAY LOCATION

Unit 3/6-12 Graham St, Underwood QLD 4119  
Phone 07 3808 5237 or 0419 540 393  
Email: [info@superiorgrannyflats.com.au](mailto:info@superiorgrannyflats.com.au)  
WEB: [www.superiorgrannyflats.com.au](http://www.superiorgrannyflats.com.au)

## DISPLAY LOCATION

Unit 3/6-12 Graham St  
Underwood QLD 4119  
Mon - Fri 8am – 4pm  
Sat 8am – 2pm

## SALES CONTACT

0419 540 393  
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# JINDABYNE INCLUSIONS

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

## STRUCTURE

<b>FLOOR FLOORING</b>	Timber subfloor on steel stumps 19mm particleboard sheet flooring	<b>WALLS</b>	Timber framed walls in accordance with AS1684
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## EXTERNAL

<b>CLADDING WINDOWS</b>	Painted compressed fibre-cement weatherboards Powdercoated aluminum with single glazed 6.38mm laminated glass	<b>ENTRY DOOR</b>	<b>Triple slider 3600w lounge/deck</b> Satin chrome finish entry lever & deadlock.
<b>FLYSCREENS BASEBOARDS</b>	Powdercoated flyscreens to all windows Painted timber baseboards enclosing sub-floor	<b>COVERED PORCH</b>	Timber sub-floor with oiled decking, handrail & steps to suit site conditions (3 steps minimum)

## INTERNAL

<b>WALL CLADDING</b>	Plasterboard cladding (10mm) Water resistant plaster to wet areas	<b>KITCHEN SPLASHBACKS</b>	Full height 300mm x 600mm gloss white tiles
<b>TRIM ROBES/WIR</b>	Painted 67mm architraves 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.	<b>VANITY</b>	White pre-fabricated laminate vanity with moulded ceramic bowl, chrome flick-mixer and mirror
<b>KITCHEN CUPBOARDS</b>	High gloss laminate finish cupboards & bullnose edge benchtop. Pantry, overhead cupboards with slide-out range hood & cutlery drawers, <b>bin drawer and microwave space</b> included as standard	<b>WASHING MACHINE PROVISION TOILET</b>	Builders range chrome finish W/M taps in vanity with capped PVC drainer pipe White builders range dual flush ceramic toilet with moulded plastic lid & ceramic cistern
<b>KITCHEN SINK</b>	Stainless steel 1 1/2 bowl inset sink with chrome finish flick mixer	<b>SHOWER</b>	Walk in tiled shower base with 300mm x 600mm white tiles 2.4m high to shower walls <b>including niche.</b>
<b>OVEN &amp; COOKTOP SPLASHBACK TILES</b>	Stainless steel under bench electric oven & electric cooktop 1 x row of 200mm x 400mm grouted gloss white splashback tiles above bathroom vanity	<b>SHOWER SCREEN</b> <b>SHOWER TAPS/ROSE</b> <b>FLOOR COVERINGS</b>	Fixed panel as standard Builders range chrome finish flick-mixer & shower rose Choice of standard builders range selection
<b>STORAGE</b>	<b>Broom cupboard</b>	<b>INTERNAL DOORS</b> <b>DOOR HANDLES</b>	Painted 4 panel doors Satin chrome finish lever style door handles, finger pull style to sliding doors
		<b>LAUNDRY</b>	<b>High gloss laminate finish cupboards &amp; bullnose edge benchtop.</b>

## ELECTRICAL

<b>SWITCHBOARD</b>	Internal switchboard with safety switches	<b>NOTE:</b>	No phone connection supplied. A conduit containing draw string will be made available for the owner to arrange connection with the appropriate authority.
<b>LIGHT POINTS</b>	Minimum 1 x light point per room and to porch	<b>EXHAUST FANS</b>	Self sealing exhaust fan to bathroom through wall and rangehood
<b>POWER POINTS</b>	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 To all bedrooms and living	<b>SMOKE DETECTORS</b>	Smoke detector to meet current electrical regulations

## ENERGY EFFICIENCY

<b>RATING</b>	7-star minimum energy rating efficiency as per National Construction Code	<b>SEALING</b>	Front door to have edge seals and draft protector to bottom edge. All exhaust fans to be self-sealing
<b>INSULATION GLAZING</b>	Insulation to walls, floor & ceiling to achieve a 7-star rating Energy efficient glazing to comply with N.C.C.	<b>LIGHTING</b>	Energy efficient lighting to comply with National Construction Code
		<b>SOLAR</b>	1.5kw solar system to meet Energy Efficient requirements

## MISCELLANEOUS

<b>SPLIT SYSTEM</b>	Reverse cycle inverter split system heating and cooling	<b>SERVICES</b>	Connection to existing water, electricity, sewer and stormwater when within 28 metres of the existing home. No upgrading of existing services lines included.
<b>HOT WATER SYSTEM</b>	Heat pump		DA and relevant authority fees not included.
<b>COLOURS</b>	Standard colour range selected by builder	<b>COUNCIL BUILDING SITE</b>	Site preparation not included. Shed, building, tree removal, site excavation not included. Reinstatement of landscaping, lawns, concrete not included.
<b>TERMITE PROTECTION</b>	In price		
<b>SOIL TEST</b>	In price		

## OPTIONAL EXTRAS

Wind out awning windows kitchen, toilet, bathroom, and bedroom 2	Marine grade stainless steel screens
High louvre windows - meals and bedroom 1	2nd Porch with stairs
1.8m x 12m deck	Lockable glass sliding door in bedroom 1 onto deck
Carport with concrete	Hybrid flooring to bedrooms

\$219,900\*

\*Additional \$14,900 for services within 28m of home.

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