

GRANNY FLATS

Current as at 1st January, 2010

ALL DETAILS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THIS OFFER WILL NOT BE VALID WITH ANY OTHER PROMOTION.



Single Wide Granny Flats

Floor Plan	M ²	Meters	Cost including delivery up to 100 road kms (GST inc)
Jervis Bay	29.4m ²	7m x 4.2m	\$41,742
Bega	43.6m ²	9.7m x 4.5m	\$60,830
Jindabyne	45m ²	10m x 4.5m	\$62,473

Double Wide Granny Flats

Floor Plan	M ²	Meters	Cost delivered including first 100 road kms (GST inc)
Culburra	50.25m ²	7.5m x 6.7m	\$63,790
Huskisson	48m ²	8m x 6m	\$60,980

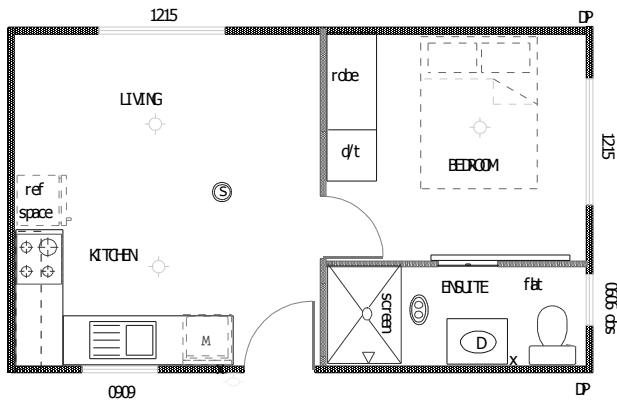
Note: All above figures are approximate and the attached plans are not to scale.

Prices do not include furniture, sub-floor infill, steps, carport or slab, siting, site preparation, piers or tie-downs, crane hire, site toilet, silt/site fencing, council or surveyor's fees, the connection of utilities (gas, water, electricity including the connection across the join of the home, storm water and sewerage).

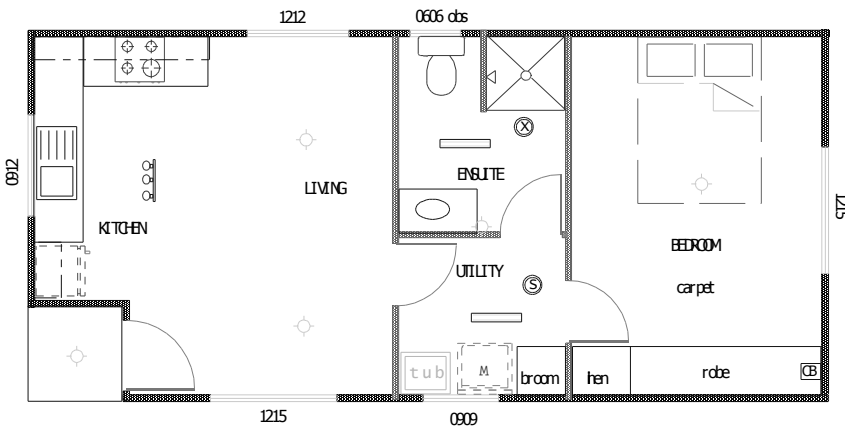
Prices are subject to change without notice.

Only a small backyard? – single wide granny flats, a simple solution.

Jervis Bay 7m x 4.2m

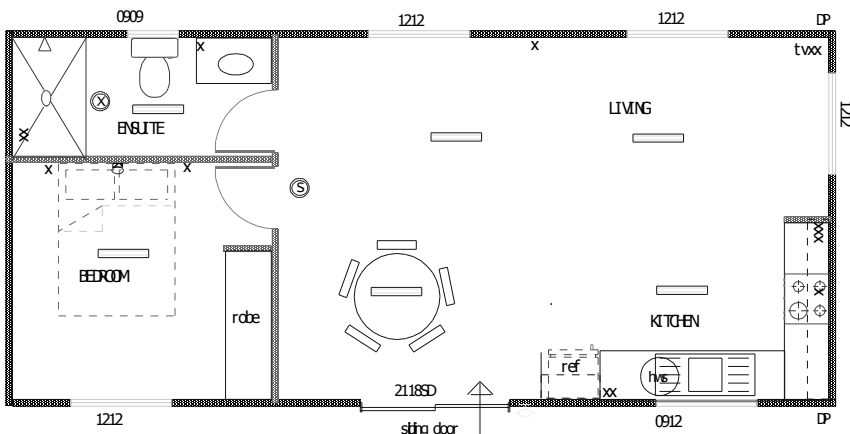


Bega 9.7m x 4.5m



Exterior Option- Suggestion Only.

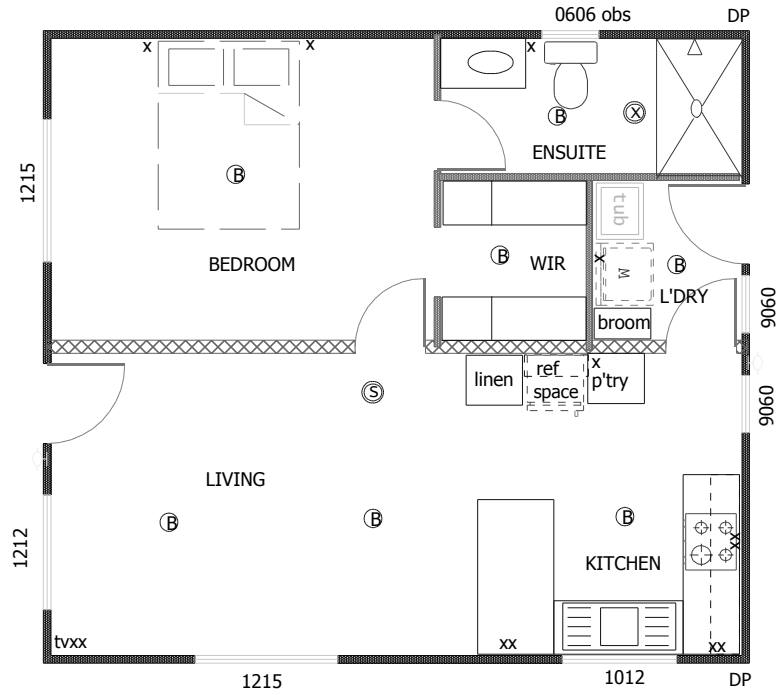
Jindabyne 10m x 4.5m



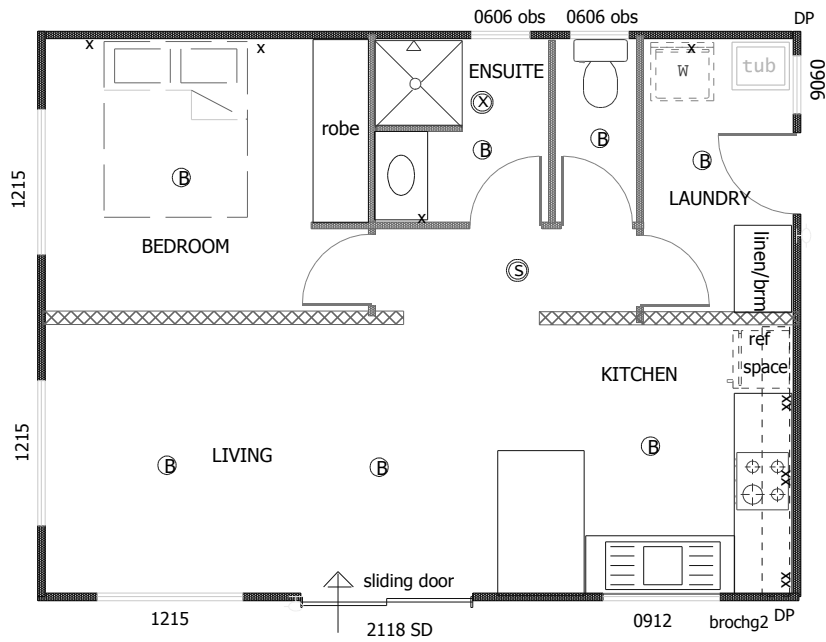
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Attractive cottage-style granny flats – large rooms, front or side access.

Culburra 7.5m x 6.7m



Huskisson 8m x 6m



SPECIFICATIONS - GRANNY FLATS AND HOMES

External

Engineer designed supergal steel chassis
Treated slash Radiata floor joists
19mm treated particleboard flooring
Treated timber wall frames and roof trusses
Gable colorbond roof with gutters finishing at building line
Unbacked vinyl external weatherboard cladding
R1.5 anticon (building blanket) in roof
R1.5 insulation in external walls
Flame retardant foil insulation in walls
Powder coated aluminium windows with fly screens and locks
Powder coated aluminium sliding door (2100hx1800w) or hinged timber entrance door including door furniture and paint per plan
External quality laundry door
Barrier doors with diamond grill to front and rear

Internal

Painted aquachek wet area cladding to wet area walls
Painted gyprock walls and flat ceilings remainder
Painted redicote internal doors with door furniture
Painted finger jointed pine skirtings & architraves
2 coats premium paint throughout
Water-proofed tiled floor (200 x 200) in wet areas
Vinyl flooring – allowance \$30 per sqm in kitchen and dining
Carpet on gold foam underlay – allowance \$30 per sqm in bedrooms and living
Tiled splashback to sink, vanity and laundry tub

White goods/electricals

Builders standard Hot Water System
4 burner electric stove with grill
Rangehood
Double power points and switches throughout
Light Shades throughout
200mm ceiling mounted exhaust fan
Hard wired smoke detector
TV outlet
External Light at Entrance Door

Fitout

Laminated kitchen bench with 16mm HMR cupboards under
Laminex customwood doors to kitchen cupboards, robes and vanity as per plan
Rangehood cupboard, microwave shelf
Built in refrigerator space, breakfast bar as per plan
Four drawer kitchen unit with cutlery divider
Sliding door robes with shelving, hanging space with rail in bedrooms
Vanity unit with two doors and single shelf
Linen/broom cupboard and pantry as shown on plan

Plumbing & accessories

Stainless Steel kitchen sink
White shower base as per plan with tiles to 1800mm and soap dish
Acrylic drop-in vanity basin
White toilet suite (dual flush)
Chrome shower, laundry and vanity tap fittings
Vanity mirror 600 x 600 (aluminium trim)
Bathroom fittings – toilet roll holder, towel rail, robe hooks
White econotub (45L with cabinet under) or as per plan
Provision for washing machine

Optional Upgrades

Lifestyle Homes & Cabins can modify most of the designs to suit you and the following are some of the more common variations

Gas Appliances & Heating
Painted weathertex external cladding
R2.0 batts in walls and flat ceilings
R2.0 or greater under floor insulation
Ceiling fan or ceiling fan with light
Fan/2light/heater in bathroom
Split or box air conditioning
Cooktop and underbench or wall oven
Sub-floor infill
Verandahs/unroofed decks/pergolas
Carport
Skillion, curved or hip roofline
Spa, bath/shower combination, shower cubicle
Larger windows and doors
Landing, ramp or steps
Pivot shower glass door
Floating & Timber Floors
Security System
Stone Benchtops

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