

WHEN PRICE MATTERS

Model GF-70

A BACKYARD GARDEN APARTMENT YOU WILL BE PROUD TO OWN

07 3385 0698



CONSTRUCTION COST FROM **\$114,000.00**

BUILDING ON YOUR PROPERTY

Items not included in the construction cost:

- Costs associated with excavation work outside of the construction area
- External connections for electrical, sewer, water and storm water
- Construction on sloping land where stumps are required
- Property with overlays & easement
- Dual Occupancy & DA
- **Building Approval (BA) - \$9,000.00**

BA includes: site investigation, levels and boundary measure, site plan, drainage report, soil test & classification, Engineering footing design, Working Drawings (sections, elevations, plumbing, roofing, structural, engineering etc.), plumbing approval, energy efficiency rating, Home Warranty Insurance and Certifications.

BENEFITS

- Built in your backyard by reputable builders using Australian materials.
- 10mm plasterboard internal walls (not compressed fibro cement with joiners)
- Walls are fully insulated from the harsh QLD sun
- 6star energy efficient rating
- Talk direct with a designer to personalize your home to meet your budget
- Choose from many upgrade options
- Price is an estimate & includes GST

FEATURES

- 70sqm - 7.0 x 10.0
- 2 Bedrooms with BIR
- Bathroom with shower
- Separate laundry
- Separate linen
- Straight-line kitchen



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Perspectives are indicative only

Prices subject to change

NOVA DESIGN GRANNY FLATS

STANDARD SPECIFICATION

For ON-SLAB '70sqm' CONSTRUCTION TURNKEY

STRUCTURE

Concrete Slab Foundation – for “S” class soil
Treated frames and trusses Pre-fabricated off site
2400mm high ceiling
Termite treatment to Aust. Standard AS 3660-1

ROOFING

Colorbond roof to standard colour range
Colorbond fascia, gutters, ridge & barge capping
Eaves and lining (where shown on plan)
90mm PVC downpipes

PLUMBING

Internal connections for kitchen, bath & laundry
Electric hot water system

EXTERNAL WALLS

Hardieflex cladding with joiners

ALUMINIUM FRAMED WINDOWS

Powder coated frames to standard colour range
Security keyed alike locks
Sliding doors (where noted on plans)
Flyscreens

INSULATION

Sisalation to external walls
Wall insulation R1.5
Roof blanket insulation R1.5

ELECTRICAL

(6) Double Power Points (2) Single Power Points
Smoke detectors, direct wired w battery back up
(1) TV point with aerial connection
Sub-board & safety switches
1 light fitting per room + 3in1 kitchen spotlight
1 sensor light at entry door + coach lamp

INTERNAL LININGS

Smooth finish 10mm plasterboard to walls & ceiling
68mm Skirting - 42mm Architraves - 55mm Cornice

DOORS

Redicoat Flush panel internal doors with handles
Timber Hardwood External (where noted on plans)

PAINT

Internal walls, ceiling and timber works – 1 colour
External cladding and eaves – 1 colour

ROBE/LINEN

Redicoat Flush panel wardrobe doors
White melamine shelf and hanging rail to wardrobe

FIXTURES AND FITTINGS

KITCHEN

Laminated bench top
Overhead and under bench cupboards with shelving
2100x600 pantry
Set of 4 drawers
Electric upright cooker/oven
Electric Range Hood
Stainless steel bowl with drainer sink
Chrome flick mixer

BATHROOM

White vitreous ceramic toilet
Ceramic top vanity unit w/cupboards & dwrs
Vanity mirror
Semi frameless shower screen
Chrome mixer to vanity and shower
Chrome shower rail with soap holder
Chrome towel rail and toilet roll holder

TILING

200x200 white tiling to kitchen & vanity splashback
200x200 white tiling to shower area
300x300 floor tiles & skirting to wet areas

LAUNDRY/LINEN & BROOM

Provision for washing machine space
Shelving in linen and broom (where shown on plan)

ADDITIONAL COSTS:

External connections for plumbing and electrical
Veranda slab, structure, roofing and ceiling
STUMPS construction
Upgraded fixtures and fittings (your choice)
Disability/wheelchair features

SPECIFIC EXCLUSIONS:

Landscaping, driveways, fencing, retaining walls, paths
Carports & garages
Hydraulic Engineer for existing septic systems

The information provided in this document is intended to be a general outline for the guidance of intending buyers and is subject to change without notice pending availability of materials. Any quote provided will reflect your request and your property, which may be different to this Standard Specification. Nova Design Granny Flats reserves the right to change suppliers and prices at any time. © 16/10/18