Granny flats X

EXPERIENCE PREMIUM LIVING, BUILT INTO EVERY GRANNY FLAT

At Granny Flats X, quality is the foundation of every build. Our Standard Inclusions are thoughtfully selected to deliver lasting value, modern comfort, and a refined living experience from day one, combining elegant interiors, reliable materials, and high-performance appliances with no compromises and no hidden extras.

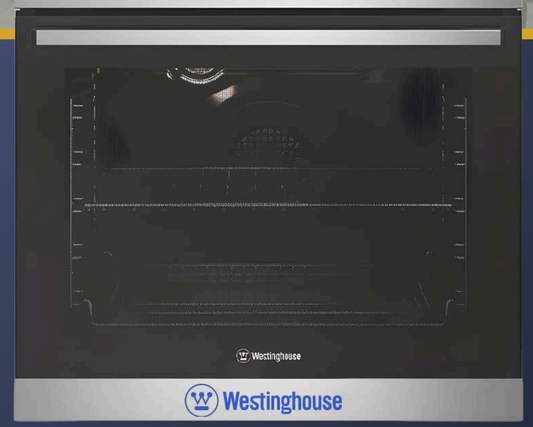
Kitchen Fixtures & Fittings

Westinghouse Rangehood

Polyurethane UV coating

Westinghouse Cooktop

Kitchen **Sink**



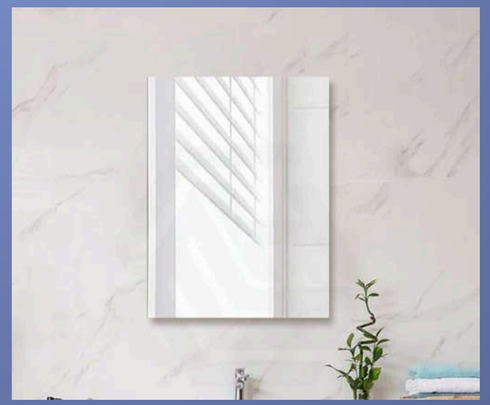
Westinghouse Oven

1200x600 Splash Back Tiles

Kitchen **Sink Mixer**

60 mm stone Calcutta benchtop

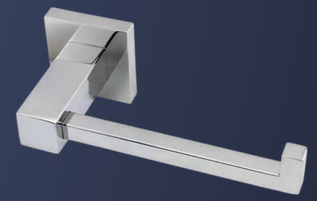
Bathroom Fixtures & Fittings



Mirror

Ceramic Sink

Vanity

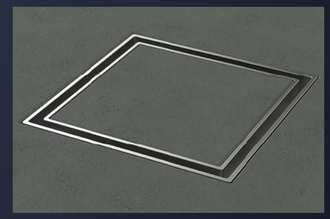


Toilet Roll Holder

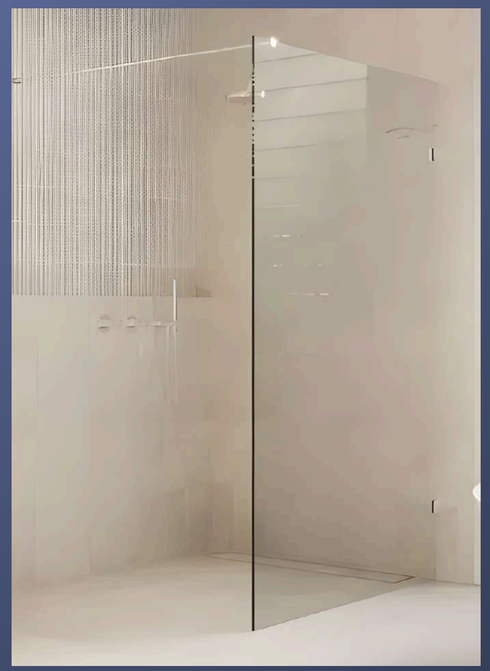
Hand Shower Rai

Vanity Mixer

Floor Waste



Toilet Suite



Frameless Glass
Shower Screen

Shower Mixer

Clothes Hanger

Comprehensive **Warranties: 15 years on Shower Mixer, 5 years on Tapware, and 25 years on Plumbing Pipes.*

Additional Standard Inclusions

Interior

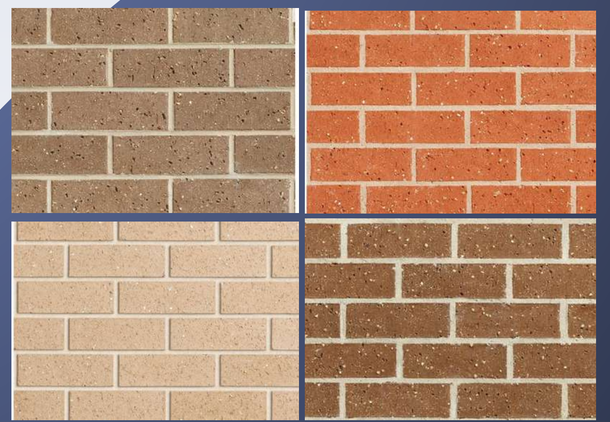
Lonsdale Square Profile Locks

CSR Gyprock Plasterboard

18x66mm **solid pine** architraves & skirtings

Hume doors

Exterior



Bricks

Fibre Cement Cladding

Roof Tiles

Plumbing & Electrical

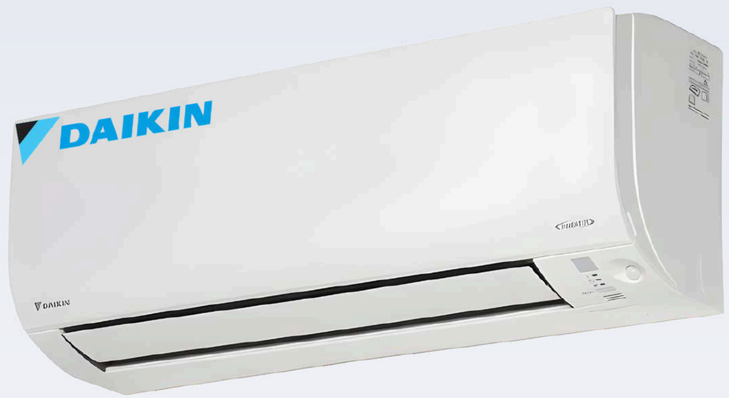
Auspex Plumbing Pipes
or Similar

3 in 1 **Light, Heater & Exhaust (**IXL)

Down Lights

Electra Electrical Wires
or Similar

Electronic Appliances



Daikin
Air Conditioner: **2.5 kw**

Heat Pump :
Cromogen **205 L**

KITCHEN

Cabinetry

- High Quality Polyurethane Kitchen Cabinets and Drawers (Exceeds Australian standard)
- 1 set of soft closing drawers
- Brushed Aluminum Kickboard to bottom

Benchtop

- 40mm Calcutta Stone Benchtop

Splash Back

- 300mmx600mm Tiled Splash back

Westinghouse Kitchen Appliances

- 600mm Stainless Steel Electrical Oven
- 600mm Electric Cooktop
- 600mm Builders Stainless Steel Slideout Ducted Rangehood

Tapware

- 1 ½ Bowl Top Mount Stainless Steel Sink including Plug (Upgrade to undermount kitchen available)
- Chrome Sink Mixer

BATHROOM & LAUNDRY

Vanity

- 750mm White Polyurethane Gloss Freestanding Vanity with Ceramic top & undermount sink
- Chrome Sink Mixer
- Mirror

Floor & Wall Tiling

- 300mmx600mm Floor Tiles from our premium Builder's Range
- 300mmx600mm Wall Tiles 2.1m in shower and 300mm height tiles all over the bathroom

Shower

- Frameless Glass Shower Screen 10mm Single Panel -Walk in shower with hob (Exceeds Australian standard)
- Hand Shower Rail with Elbow
- Solid Handle, Chrome Wall Mixer

Toilet Suite

- Dual Flush, Ceramic Toilet Suite with Soft-Closing Seat
- Chrome Toilet Roll Holder

Electrical

- 3-in-1 Light Fan & Heater - IXL

Waterproofing

- 1 Coat Waterproofing Primer & 2 Coat Polyurethane Waterproofing Membrane as per Australian Standards

Laundry

- Laundry setup next to Vanity in Bathroom with Hot & Cold Washing Machine Taps inside vanity.

INTERNAL

Walls and Ceilings

- Treated Pine Structural Framework
- 2.4m High Ceilings (ExceedsAustralian standard)
- 10mm Smooth Finish Plasterboard to all Internal Walls
- 10mm Smooth Finish Plasterboard to all Ceilings (Exceeds Australian standard)
- Villaboard Lining to the Bathroom(s)
- 90mm Cove Cornices or Square Set
- Termite Protection as per Australian Standards

Wardrobes

- Built in Wardrobes with 2 x mirrored Sliding Doors

Painting

- 1 coat of primer and 2 coats of paint in Taubman's natural White

Doors & Architraves

- Internal Hollow-Core Doors and Handles with Locks and Door Stops
- Entrance Solid Core Door
- 66mm x 17mm Solid Pine Skirting & Architraves (Exceeds Australian standard)

Flooring

- Luxury 600mmx600mm white Calcutta Tiles to Common Ground Areas and Bedrooms (Matt or Polished)
- 300mmx 600mm Tiles to the Bathroom floor

ELECTRICAL SERVICE

Electrical

- 10x LED Downlights
- Internal Distribution Board with Safety Switch
- 3-in-1 Telephone, TV & Internet Point
- 12x Internal Power points
- Hardwired Smoke Detector with Battery Back Up
- 1x External Sensor Light
- 1 Reverse cycle Split Aircon

Hot Water

- Electrical Hot Water Unit 170L

EXTRERNAL

Facade

- PGH Bricks Elements Range
- 450mm Wide Fiber Cement Eaves
- Concrete Roof tiles
- PVC Downpipes
- Metal Fascia and Quad Gutters

Floor Structure

- Waffle Pod Slab
- 10 to 15 Concrete Piers upto 1m deep

Termite Control

- Physical Termite Mat Protection under Timber frames & Penetration Collars

Framing & Roofing

- 90mm x 45mm (H2) High Grade Timber Wall & Roof Frames (Exceeding Australian standard)
- Hip Roof Design with One Valley
- Sarking to External Cladding Walls & Ceiling
- R1.5 Thermal Glass Wool Insulation Batts to Wall
- R3.0 Thermal Glass wool insulation to Ceiling

Windows

- 3x White Aluminium-Framed, Clear Glazed Sliding Windowswith Security Locks
- 1x White Aluminium-Framed, Frost Glazed Window toBathroom(s) with Security Locks

Garden Tap

- 1 Garden Tap

SITE WORKS & WARRANTY

Electrical

- 3-in-1 Light Fan & Heater - IXL

Waterproofing

- 1 Coat Waterproofing Primer & 2 Coat Polyurethane Waterproofing Membrane as per Australian Standards

Laundry

- Laundry setup next to Vanity in Bathroom with Hot & Cold Washing Machine Taps inside vanity.

Granny flats X

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