

IN HOUSE
Granny Flats

"Make money in your own backyard!"



We're not just better, we're different!

CALL NOW! 9659 9009



WeChat

SHOWROOM OPEN
6 DAYS A WEEK

2/22 Hudson Avenue, Castle Hill
www.inhousegrannyflat.com.au

We can manage it for you!



In House Granny Flats

NOW looking after your whole investment

with In House Property Agents

- Pre-approved tenants prior to Occupation Certificate completed
- Tailored Management
- Regular Routine Inspections
- Regular Rent Reviews



Thank you for enquiring with In House Granny Flats!

We highly recommend that you follow these 3 simple points when deciding to build a granny flat:

I. Budget

Only you can decide.

2. Shop Around

Compare apples for apples.

3. Design

Leave that to us!

Our company is built on reputation, and as we like to say:

"We're not just better, we're different"

How do we stand out from the rest?

- Our external porches are standard inclusions in our designs
- Our kitchen rangehoods & bathroom IXL's are ducted to outside
- Tiles throughout are a standard inclusion - we don't charge extra
- We use external sarking as added insulation
- We include separate meters for all services as standard
- We only charge a \$3,000 deposit to get started
- Your money back guaranteed if we cannot get approval!
- Custom designs to suit your property as standard
- We don't do "Packages" We just simply give you it all!

How To Get Started?



Visit our showroom,
send us an email or give us a call.

Order 10.7 (2&5) Certificate from Council
Order Sewer Diagram from Sydney Water
Order title search from Ipi.nsw.gov.au

Obligation free site inspection by our experienced builder to discuss all options. A detailed fee proposal will then be prepared for your review.

To get approval started, we require a \$3,000 deposit and your signed fee proposal.

The approvals team will prepare all the necessary documents to obtain your granny flat approval.
This usually takes between 6-8 weeks.

Prior to commencing construction, a final builders contract will need to be signed and a progress payment report will be prepared.

Meet with our design consultant in our showroom to select all your colours and finishes for your granny flat.

A site manager is appointed for your project to manage the whole construction process.



OPEN HOME DISPLAYS HELD EVERY WEEK

Call, email or visit our website to find out where and when our next open house will be

ALL of our granny flats are custom designed to suit your property

1. Full Certifier Approval
2. Complete Construction (Turn-Key)
3. All Services Connected Separately
(Gas/ Water/ Electricity)





Recently Completed Granny Flats

IN HOUSE
Granny Flats

Exterior Inclusions

Concrete Slab

- » Concrete slab including structural engineering.
- » Concrete piers if required.

Painting

- » Painting to external eaves and door.
- » Painting to internal walls, ceilings, doors, skirting and architraves.

Termite Control

- » Termite protection to AS3660 to concrete slab.

Windows

- » Powder-coated aluminium sliding and awning windows with locks and standard fly screens.

Framing

- » 90mm Wall Framing, Ceiling & Roof Framing to Australian and BCA standards.
- » Roofing cut on site.

Entrance Doors

- » 820mm entry door with lock in a timber frame.

External Wall Facade

- » Brick, Cladding or Render Options

Eaves & Downpipes

- » Flat-lined eaves, colorbond fascia, guttering and downpipes.

Pitched Roof

- » Concrete tiles or colorbond metal, including insulation.

External Porch

- » External covered porch area included and incorporated in our granny flat designs.

Wall & Ceiling Linings

- » 10mm plasterboard to all internal walls and ceiling with 10mm wet area board to bathrooms.

Services

- » LPG gas bottles instantaneous gas hot water system.
- » Instantaneous or electric hot water heater.
- » Stormwater connection to existing.
- » Separate water meter reader.
- » Separate electrical meter (exclude existing meter upgrade).
- » External garden tap.

Interior Inclusions

Custom Kitchen

- » Polytec doors, drawers.
- » Door cabinet handles.
- » 600mm electric Westinghouse oven.
- » 4-burner gas or electric Westinghouse stainless steel cooktop.
- » 600mm Westinghouse slideout range-hood.
- » Tiled splashback.
- » Stainless steel single and 3/4 bowl, drainer sink and mixer.
- » 20mm Stone bench top.

Bathroom

- » Custom vanity, basin, mixer and mirror.
- » Dual flush soft close ceramic toilet, toilet roll holder and double towel rail.
- » Exhaust fan ducted to external atmosphere.
- » Wall tiling to ceiling.
- » Semi Frameless Showerscreen.
- » Shower head & mixer.

Laundry

- » 30L tub with cabinet and mixer.
- » Hot and cold taps for washing machine.
- » Skirting tile and tiled splashback tub.

Waterproofing

- » To all wet areas as required.

Wardrobes

- » Mirrored faced aluminium sliding doors with melamine shelves and drawers.

Floor Coverings

- » Choice of carpet, floorboards or tiles to main floor.
- » Floor tiles to bathroom and laundry.

Electrical

- » Distribution sub board
- » 1 x Hard wired smoke detector
- » 1 x Internal distribution board
- » 12 x Double power points
- » 1 x Exterior single power point
- » 1 x Light batten holder
- » 5 x Batten holder lights
- » 1 x TV socket
- » TV Aerial
- » Phone Line
- » LED Downlights

Standards

- » Dishwasher
- » Stone Kitchen benchtop
- » Tiling to the ceiling in the bathroom
- » Air Conditioner
- » Blinds
- » Kitchen Pantry
- » High Ceiling for granny flat



INTERIOR STANDARD INCLUSIONS



Vanity

- » 750mm
- » Full Ceramic basin with Overflow
- » Soft Closing doors
- » Finger pull handles
- » Legs



Toilet

- » Vitreous China
- » 4 Star WELS Rating
- » 4.5/3 Litre Dual Flush
- » Back or Bottom Entry Cistern
- » Universal Tap
- » Chrome Button
- » Soft Closed Seat



Showerhead

- » 5 Function Shower Head
- » Modern Round design
- » Soap dish
- » Chrome Finish
- » 3 Star WELS rating



Toilet Roll Holder



Towel Rail



Towel Ring

Bathroom Fittings



Laundry Tub with Cabinet

- » 30 Litre Capacity
- » Stainless Steel Bowl
- » 397mm W x 570mm D x 870mm H
- » Galvanised white powder coated steel cabinet
- » Single by-pass assembly with stainless steel waste



Vanity Mixer

- » 4 Star WELS Rating
- » 6 Litres per minute
- » 40mm Ceramic Disc Cartridge
- » Pin Leaver
- » Chrome
- » Brass one Peice body
- » 130mm Swivel Spout

INTERIOR STANDARD INCLUSIONS



Kitchen Sink

- » 1 & 3/4 Stainless Steel Bowls and Drainer
- » Grade 304 Stainless Steel
- » Left or Right Hand Configuration
- » 1 Tap Hole only
- » 90 Chrome Basket Wastes
- » 180mm Bowl Depth



Electric Oven

- » Stainless Steel
- » Electric
- » Knob Control
- » 3 Functions



Gas Cooktop

- » 4 Burner including Wok Burner
- » Electronic Ignition
- » Stainless Steel



Electric Cooktop

- » Ceramic Surface
- » 4 Cooking Positions
- » Easy to Clean Trimless Finish
- » Hot Surface Indicators



Rangehood

- » 600mm Wide
- » 3 Speeds
- » Stainless Steel
- » 1 Fan



Gas Hot Water Heater

- » 26 Litre per minute
- » Preset at 50 Degrees
- » Electronic Ignition
- » Outdoor Installation
- » 542mm x 350mm x 215mm
- » Optional Recess Box Available

SERVICES CONNECTED



Gas LPG Bottles
45kg x 2



OR

Electric Heat Pump
150L Capacity



Water Check Meter



Separate Electrical
Switchboard

FLOORING OPTIONS

ALL STANDARD INCLUSIONS



Carpet Selection

- » Range of carpet selections to choose from in our showroom.

Ceramic Tiles

- » Range of ceramic tile selections to choose from in our showroom.
- » 300x300 Bathroom Tiles
- » 400x400 or 500x500 Living Area Tiles

Timber Laminate

- » Board Size : 1216mm x 146mm
- » Thickness : 12mm
- » Core : Moisture Resistant HDF
- » Edge Finish : Micro-Beveled Edges
- » Warranty : 15-25 Years

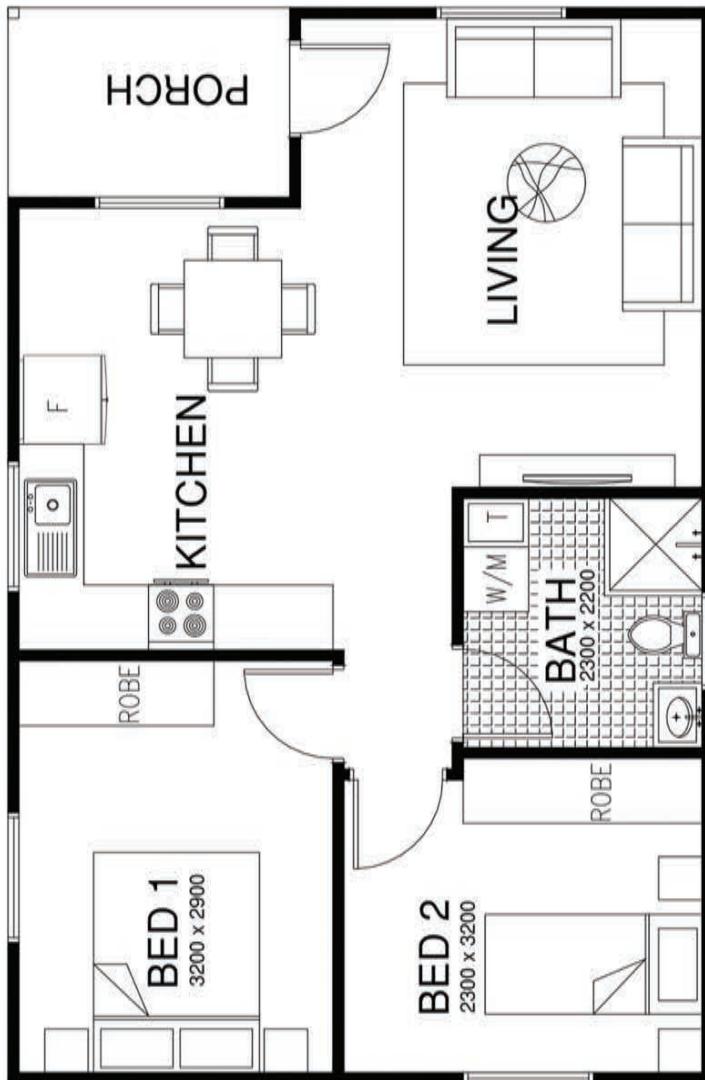


Design I

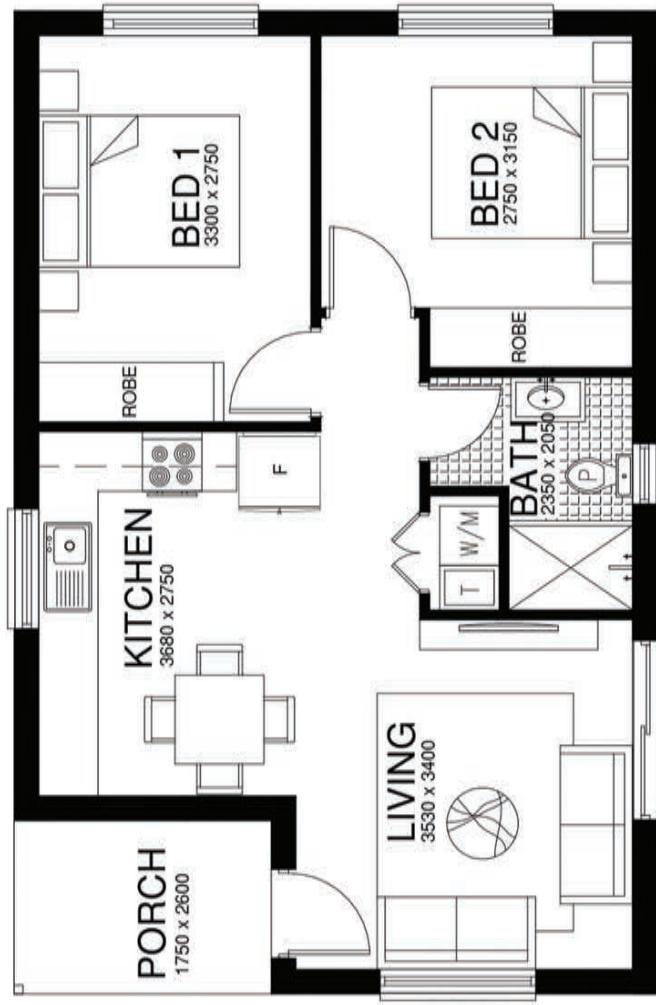


* Extra cost incur red for separate laundry, linen cupboard & extra windows

Design 2



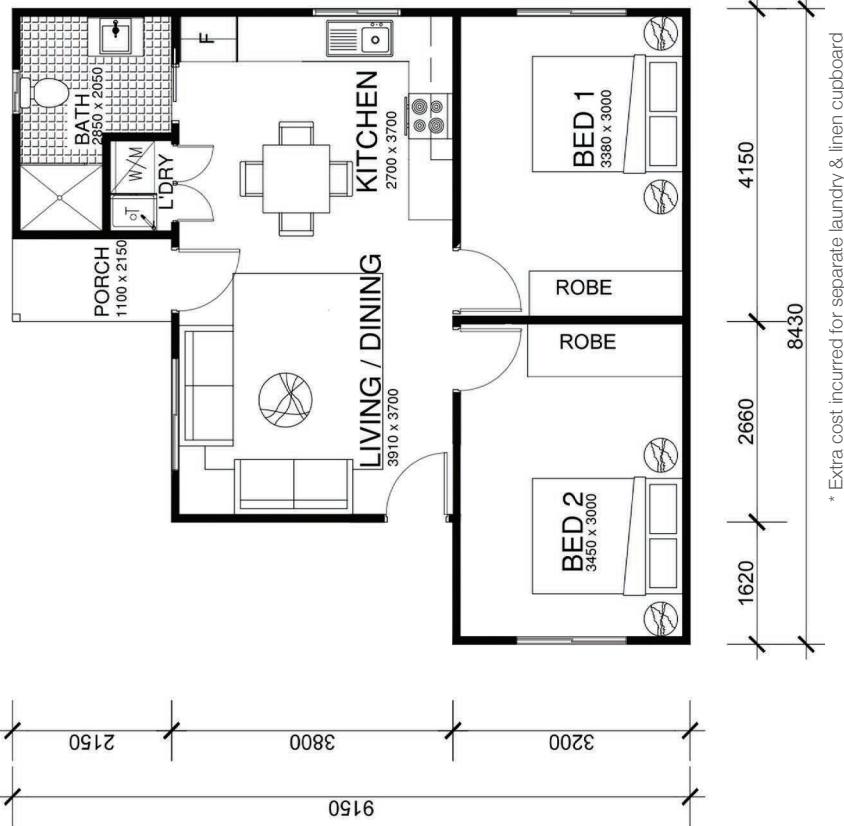
Design 3



9930

* Extra cost incurred for separate laundry & linen cupboard

Design H



Design 5



* Extra cost incurred for toilet, separate laundry & extra windows

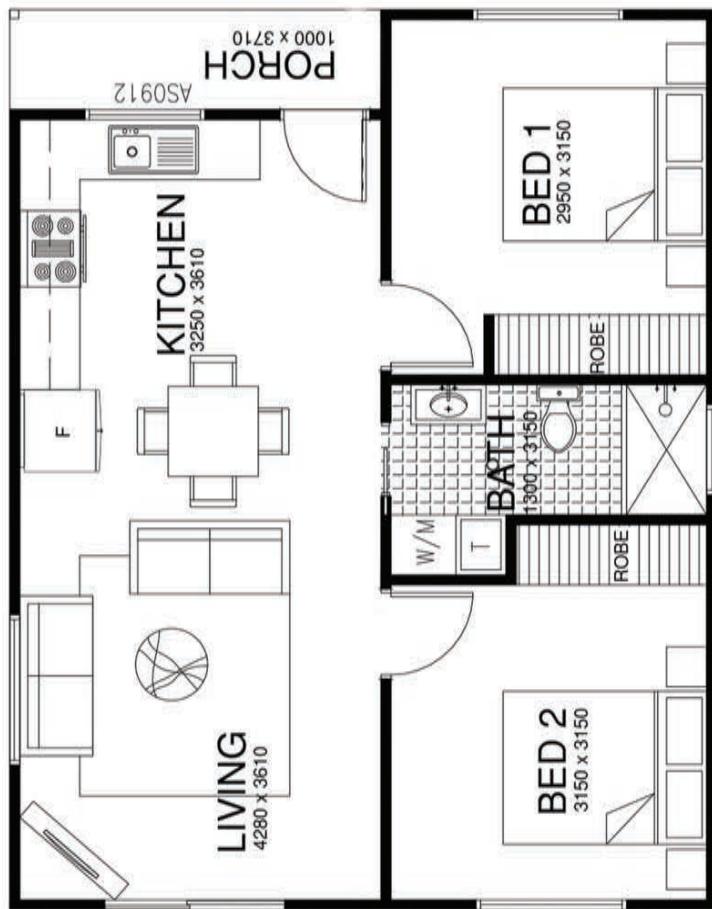
Design 6



11100

* Extra cost incurred for second bathroom, separate laundry & linen cupboard

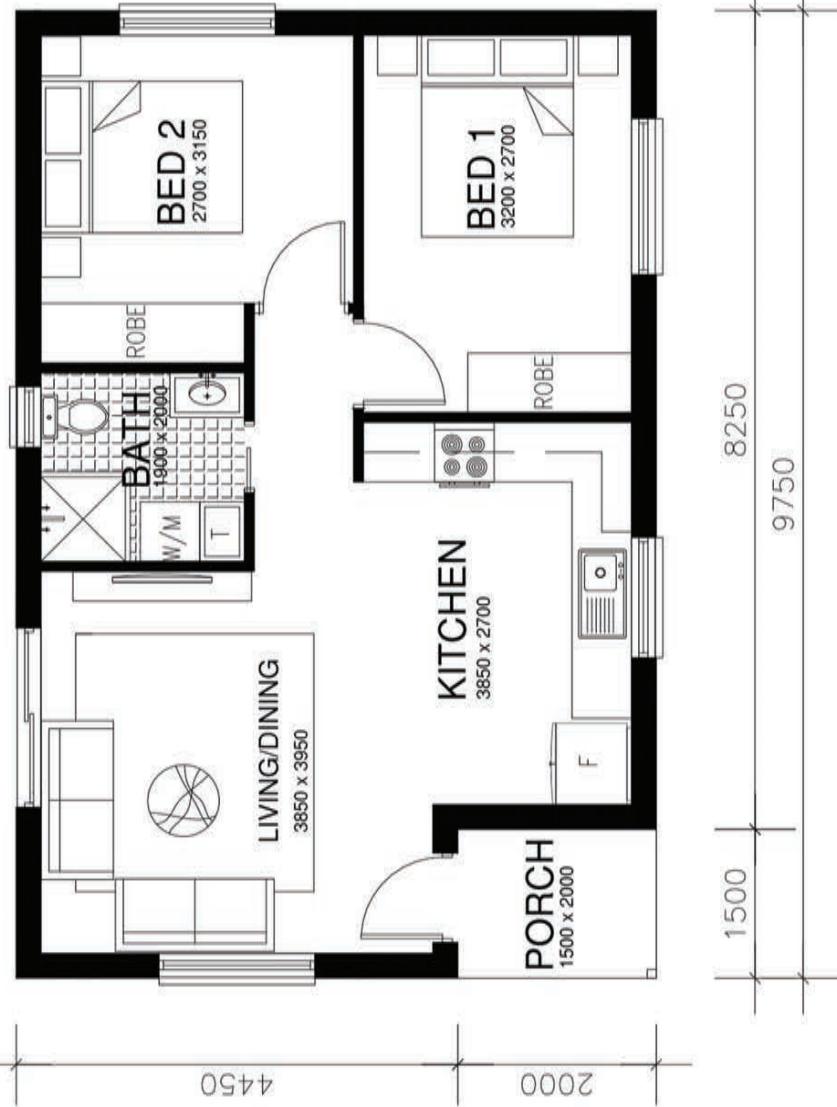
Design 7



7060

9000

Design 8



Design 9









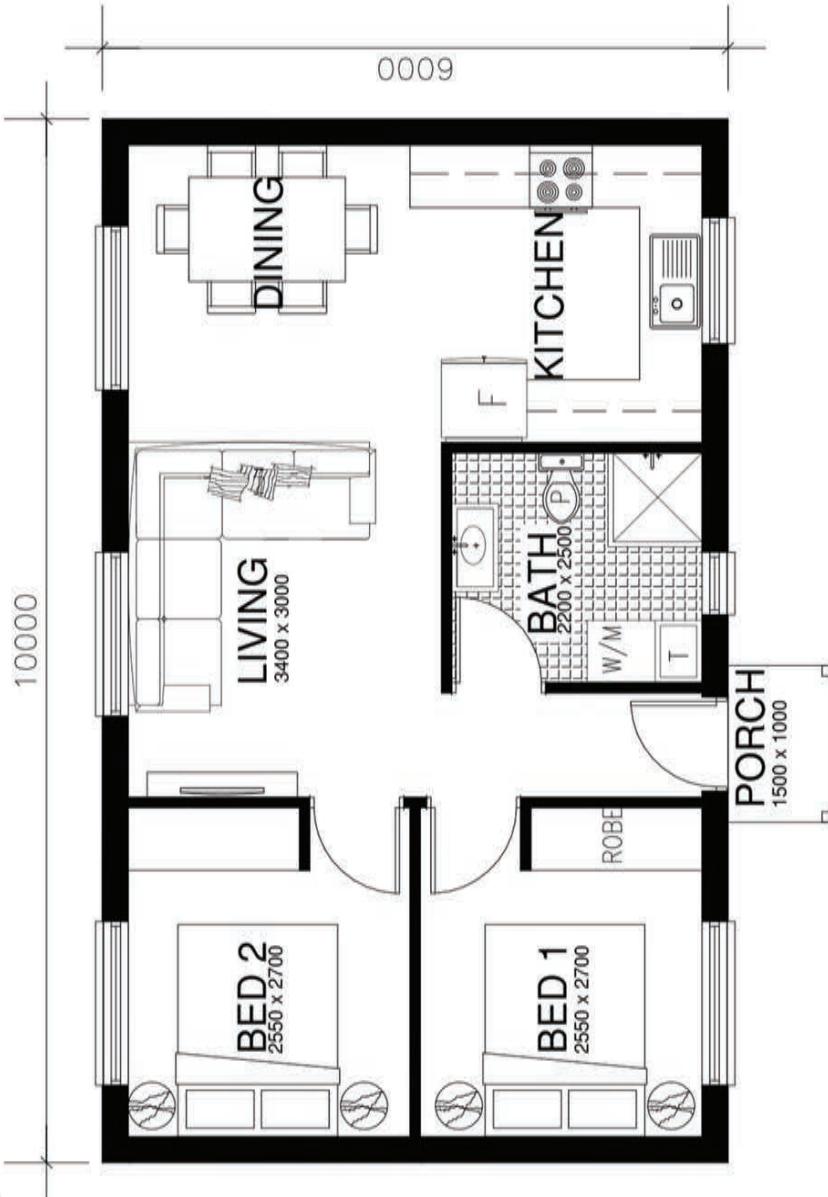
Cladding & Render







Design II



Design 12



Design I-3





* Extra cost incurred for additional ensuite

Design 15



Design 16



Design I7





* Extra cost incurred for additional toilet, walk-in robe, tall cupboard, breakfast bar and alfresco

Design 19



* Extra cost incurred for alfresco and ensuite

Design 20

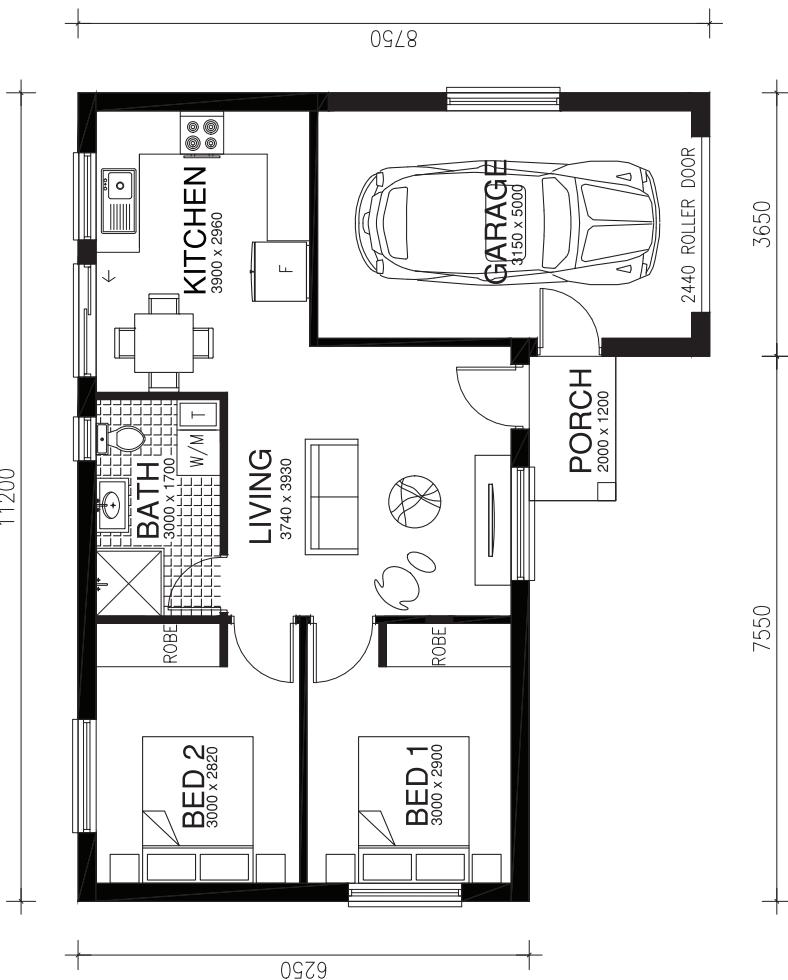


Design 21



* Price on application for garage

Design 22

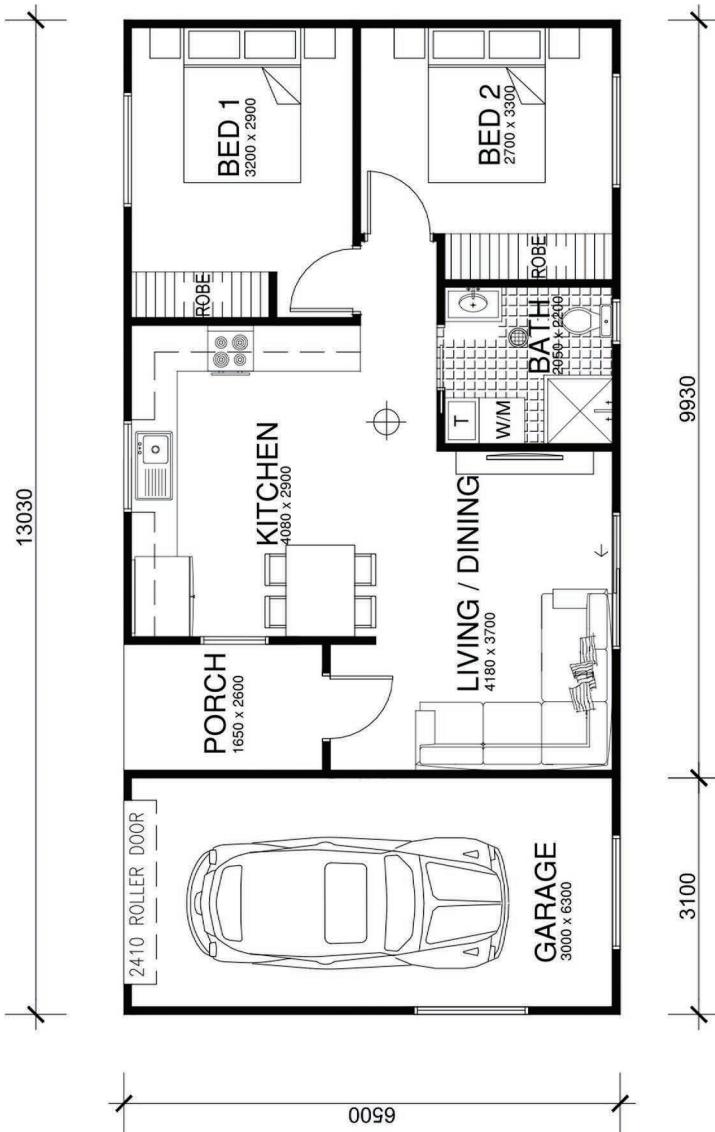


* Price on application for garage

Design 23



Design 24



* Price on application for garage

Call us on 1300 650 495

Email: info@inhousegrannyflat.com.au

Website: www.inhousegrannyflat.com.au

Visit our showroom

Showroom Open 6 days a week

Unit 2/22 Hudson Avenue, Castle Hill 2154

