



Affordable Granny Flats
with Style



A self contained Granny Flat close to your family
that certainly beats retirement village living any day.

Granny Flats from only \$85,000
why delay?

Phone: (08) 9301 2122

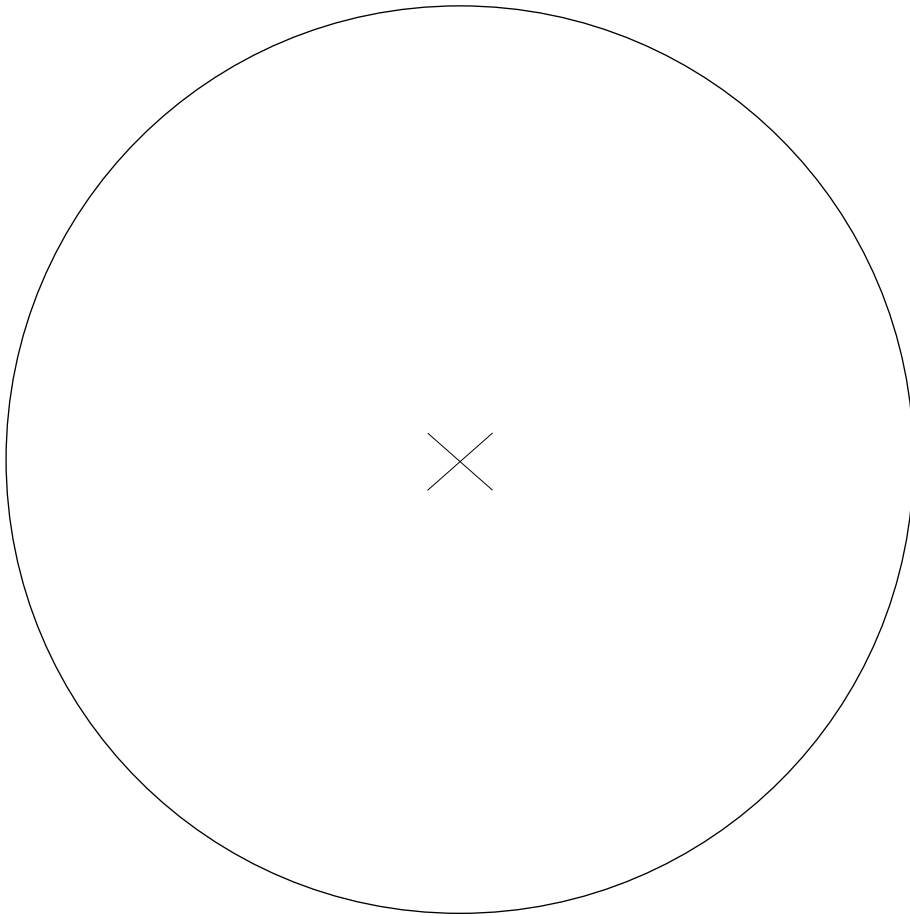
www.classicgrannyflatswa.com.au

Sit back and relax while you enjoy the Classic DVD

Classic Granny Flats is a family owned West Australian company which has provided many West Australians with outdoor living solutions for over the last 40 years.

With this experience behind them, and the latest in High-Tech Building Systems they are confident to provide you with a solution to your 'extra space' problems, with style and without conventional high building costs.

Phone 9301 2122 today for a chat.



Enjoy having your grandkids for a sleep over and still enjoy your precious time and privacy.

The studio apartment is great extra space for visitors, expanding teenagers, and with rising rent costs could be a cost saving solution for many family members.

Add a child's playroom, an additional bedroom or a multi-purpose room. We can build your new room as an integrated home extension, or free-standing if you prefer. Classic Home Improvement Centres have an exciting new range of superb room additions at remarkably low prices that give the kids there own room, while giving you back your own space.

Our hugely popular, easy-erect building system can add an extra room to your home phone (08) 9301 2122 for an obligation free quote or pop into our showrooms at 37 Winton Road, Joondalup

Interiors of Granny Flats



High Raked Ceilings in Living Meals and Kitchen



Large Kitchen with Breakfast Bar



Full Tiled Bathroom fit out



Generous sized Bedroom with Robe

Construction Features



Bluescope Australian Made Steel Frames



Batts Insulation to Steel Frames



Insulated Panel Roof for Rain noise reduction



Exterior Cladding with Built in Insulation



Granny Flat one bedroom 8m x 6m



Granny Flat two bedrooms 'L' shaped also available in three bedrooms 9m x 6.5m



Granny Flat two bedrooms also available in three bedrooms 10m x 7m



Granny Flat two bedrooms also available in three bedrooms 10m x 7m

Look what's included in your Granny Flat

These units comprise of 1 or 2 Bedrooms, 1 Bathroom plus an open plan Kitchen, Lounge and Meals area. Complete with painting to all ceilings (1 base colour), walls (1 base colour), doors, door frames, skirting and architraves (1 base colour), timberlook flooring in the kitchen, meals and lounge; carpet in bedroom and tiles in the bathroom, Roof, roof flashings, gutters and down pipes are provided in Colorbond. The main framing is steel stud frame, lined internally with Gyprock plasterboard and externally with our exclusive Colortex cladding. The unit is insulated with gold batts in the walls and batts /foil Anticon insulation in the ceiling. White ant treatment, compaction and certifications are obtained prior to the concrete being poured. The unit is constructed on 100mm thick raft slab with reinforced steel mesh, a plastic membrane and thickened edges.

Bedroom 1

- 1 x double powerpoint
- 1 x bayonet light fitting
- 1 x wardrobe c/w double vinyl coated sliding doors and hanging shelf
- 1 x 1200 x 1200 window
- 1 hinged 820 door in steel door frame including hardware
- Painted Gyprock walls and flat ceiling
- Painted MDF skirting and architraves
- Carpet floor covering (Builders range)

Bedroom 2 / Storeroom

(as for Bedroom 1)

Kitchen

- Gas instantaneous or 90 ltr storage HSW
- 3 x 1m overhead cupboards
- 4 x 1m kitchen benchtop and cupboards including drawers
- 1 x 600mm electric under bench oven (Builder's range)
- 1 x 600mm gas cooktop
- 1 x 600mm cupboard rangehood
- 1 x kitchen sink with flick mixer
- 1 x 1200 x 1200 window
- 1 x exhaust fan
- 1 x double powerpoint
- 1 x smoke detector
- Perspex splashback (Builder's range)
- Timberlook flooring (Builder's range)
- Painted MDF skirting boards and architraves

Lounge

- 1 x double power point
- 1 x bayonet fitting
- 1 x 1200 x 1200 window
- Timberlook flooring (Builder's range)
- Painted MDF skirting and architraves
- Painted Gyprock walls and ceiling

NB: Painting and floor covering are included in 1 and 2 bedroom Granny Flats only, (not included in the Studio Apartment). Verandahs, patios or any external concrete and paving are not included in any of the standard units.

Meals

- Exposed Oregon Glulam beam
- 1 x bayonet fitting
- Timberlook flooring (Builder's range)
- Painted MDF skirting and architraves
- Painted Gyprock walls and raked ceiling

Bathroom

- 1 x 720 cavity slider door and frame
- 1 x 900 builder's range vanity with acrylic top
- 1 x WC and cistern
- 1 x modular shower unit c/w glass shower screen
- Shower and basin set to suit
- 1 x towel rail
- 1 x toilet roll holder
- Tiled floor, splashback & 1 tile skirt (Builder's range)
- 1 x exhaust fan
- 1 x single power point
- 1 x bayonet light fitting
- 1 x 600 x 600 vented opaque window
- Painted Gyprock walls and ceiling

Optional Extras

- Downlights, Blinds,
- Air-conditioner,
- Laundry taps for bathroom
- Phone line, Site preparation (clean level sandy site)

Exclusions

- Site works (clean level sandy site)
- Window treatments
- Trench digging over 30L/M or hard digging
- Site works (POA)

Finance available, please ask how we can make it easy for you

Northern Showroom & Sales
37 Winton Road Joondalup
Phone: (08) 9301 2122
Fax: (08) 9300 2522



Phone: 9301 2122
email: info@classicgrannyflatswa.com.au
web: www.classicgrannyflatswa.com.au
Registered Builder 12890



Need Finance? We Can Help

Ask how Evolution Loans can refinance your existing home loan to make your Granny Flat addition with **Classic Granny Flats** more affordable.

Example:

Bank mortgage \$300,000 at 5.4125% repay	\$1,687 pm
Add new loan \$120,000 at 5.4125% repay	\$ 675 pm
Total repayment	\$2,362 pm

Total cost over 30 years \$850,320 #

Refinance with Evolution Loans

\$420,000 at 5.19% (indicative rate) repayments	\$2,303 pm
Saving	\$ 59 pm

Total cost over 30 years \$829,080 Projected saving \$21,240

Comparison assumes interest rates do not change. Terms and conditions apply. Fees and charges payable. *Average rate ANZ simplicity plus 5.43%, CTB economiser/rate saver 5.34%, NAB base variable rate 5.48%, Westpac Flexi First Option 5.40%

Enquiries Barry Carter 0419 913 673

