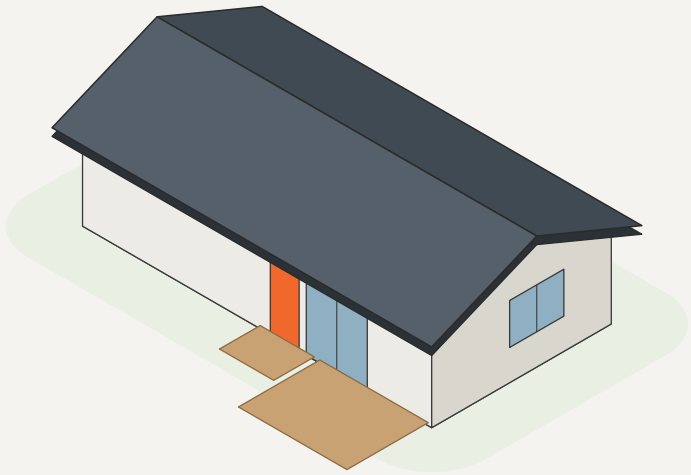
FLAT GRANNYS

ESSENTIALS RANGE · PRE-DESIGN FG2603

THE EDNA



THE DOWNSIZER

One bedroom, full-size living, a bathroom with a bath

1	1	50
BED	BATH	M² INTERNAL

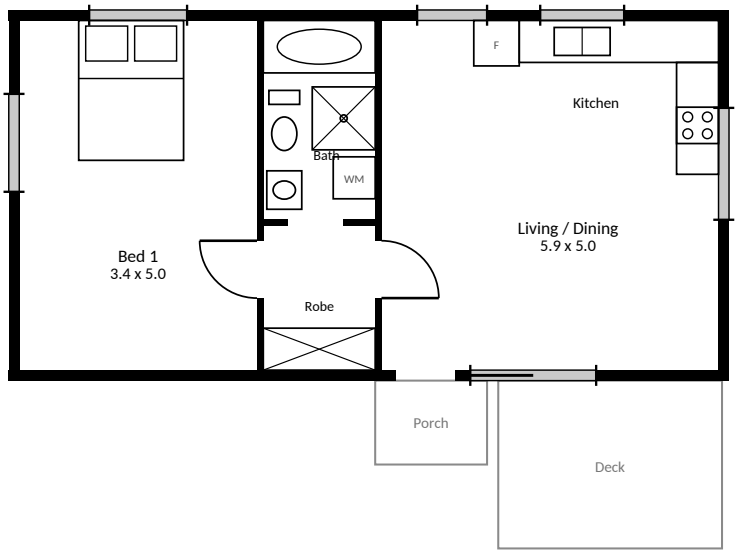
Footprint 10.3 × 5.3 m · Gable roof

CDC APPROVAL SET FOR THIS DESIGN

$450 + GST

Placed on your survey $350 · Construction set $1,800 (+ GST)

FLOOR PLAN



ELEVATIONS

WHAT'S IN IT

- 3.4 × 3.8 m bedroom with walk-through robe
- Bathroom with bath, shower and laundry
- 5.9 m open living, dining and kitchen
- Gable roof with 450 mm eaves
- Porch at the entry

BEST FOR Downsizing parents · Couples · Long-term rental

SYDNEY BUILD-COST GUIDE

mid-range finish, level block

Building — 50 m² × $2,400–3,000/m² builder's contract, mid-range finish	$120,000 – $150,000
Site works and separate water / power metering level block; sloping or difficult sites add $20–35k	$25,000 – $55,000
Deck, landscaping and paths	$17,000 – $45,000
Consultants, certifier, levies and contributions survey, engineer, BASIX, soil test, private certifier, HBCF, s7.12	$6,300 – $35,200
Flat Grannys plans — all three sets approval set $450 · placed on survey $350 · construction set $1,800, ex GST	$2,600
Contingency 10–15%	$17,100 – $43,200
INDICATIVE PROJECT TOTAL	**$188,000 – $330,900**

Rent ~$550/wk = gross yield 8.6–15.2% on the full project

FLAT GRANNYS

WILL IT FIT YOUR BLOCK?

Free site check with a desktop topo plan and this design placed on it — flatgrannys.com.au/site-check

FLATGRANNYS.COM.AU

link@flatgrannys.com.au

Indicative only — a budgeting guide, not a quote. Construction rates inc GST as published by their sources; Flat Grannys fees ex GST; consultant and certifier figures vary. Areas are net internal; the 60 m² secondary-dwelling cap is measured as gross floor area under SEPP (Housing) 2021. Plan is a sample — your approval set is placed on your own site survey (by others). © Flat Grannys / Newton Teale Consulting Pty Ltd ABN 62 128 716 334.