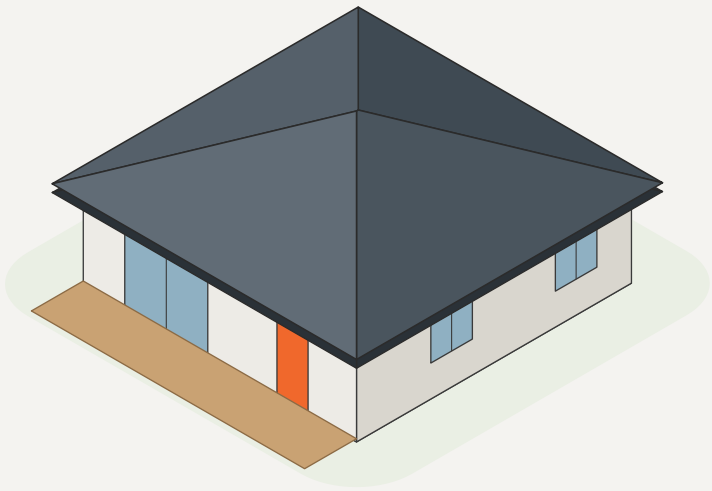
FLAT GRANNYS

ESSENTIALS RANGE · PRE-DESIGN FG2604

# THE GLADYS



THE COTTAGE

## Two bedrooms behind a full-width verandah

| 2 | 1 | 59 |
|---|---|---|
| BEDS | BATH | M² INTERNAL |

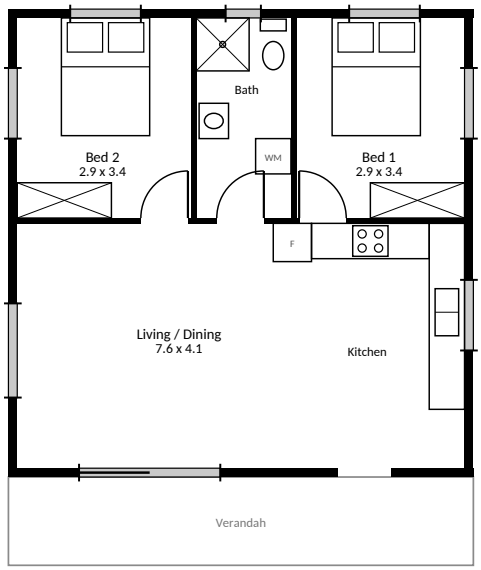
Footprint 7.9 × 8.0 m · Hip roof

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

- Two bedrooms with built-in robes
- Bathroom with separate laundry cupboard
- 7.6 m-wide living room across the front
- Full-width 1.5 m verandah
- Hipped roof — eaves all round, no gable walls

**BEST FOR Ageing parents · Square or wide backyards · Families wanting a cottage look**

## SYDNEY BUILD-COST GUIDE

mid-range finish, level block

| | |
|---|---|
| Building — 59 m² × $2,400–3,000/m²<br>builder's contract, mid-range finish | $141,600 – $177,000 |
| Site works and separate water / power metering<br>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<br>survey, engineer, BASIX, soil test, private certifier, HBCF, s7.12 | $6,500 – $35,600 |
| Flat Grannys plans — all three sets<br>approval set $450 · placed on survey $350 · construction set $1,800, ex GST | $2,600 |
| Contingency 10–15% | $19,300 – $47,300 |
| **INDICATIVE PROJECT TOTAL** | **$212,000 – $362,500** |

Rent ~$620/wk = gross yield 8.9–15.2% on the full project

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## 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

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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.