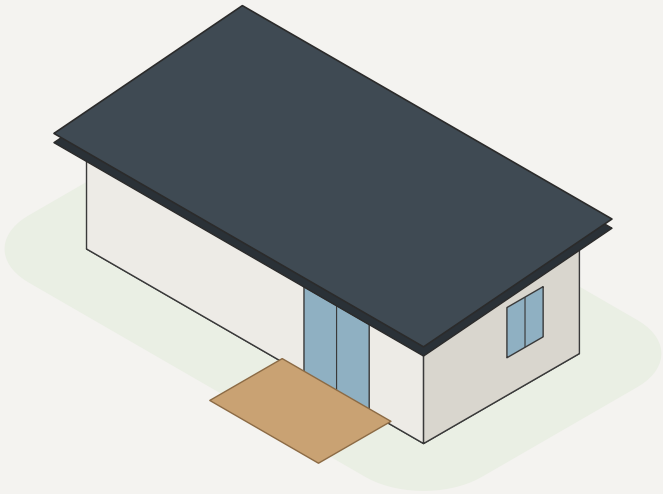
FLAT GRANNYS

ESSENTIALS RANGE · PRE-DESIGN FG2602

THE THELMA



THE COMPACT ONE-BED

A proper one-bedroom in a 9 × 4 footprint

1	1	36
BED	BATH	M² INTERNAL

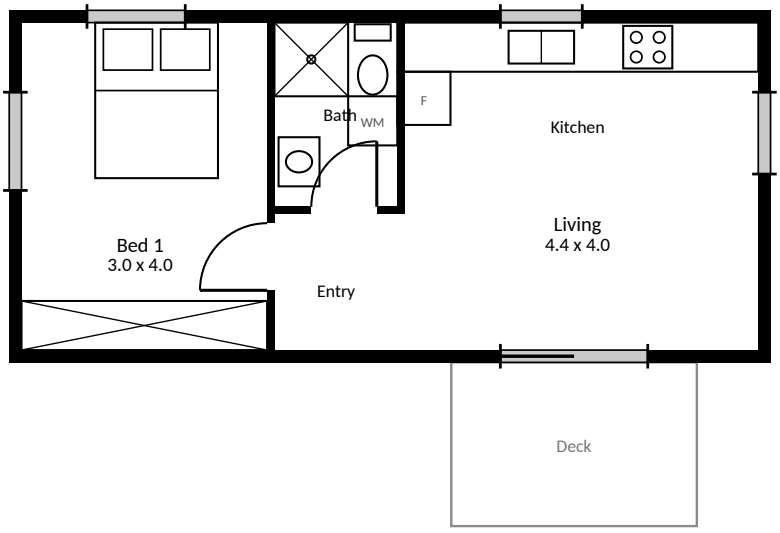
Footprint 9.3 × 4.3 m · Skillion roof

CDC APPROVAL SET FOR THIS DESIGN

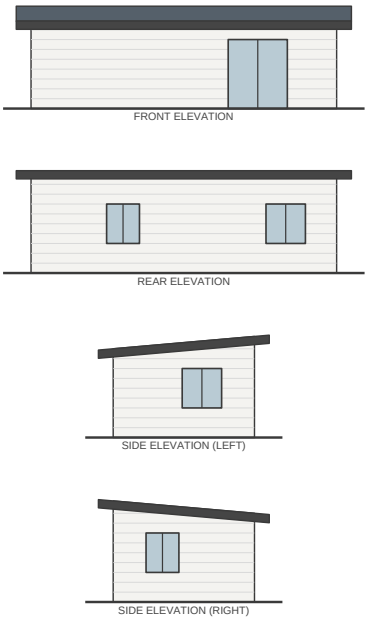
$450 + GST

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

FLOOR PLAN



ELEVATIONS



WHAT'S IN IT

- 3.0 m bedroom with 2.4 m robe
- Bathroom with separate laundry nook
- Galley kitchen along the rear wall
- 4.6 m living room with a glass slider
- Skillion roof, two downpipes

BEST FOR A parent or adult child · Studio rental · Side-yard siting

SYDNEY BUILD-COST GUIDE

mid-range finish, level block

Building — 36 m² × $2,400–3,000/m² builder's contract, mid-range finish	$86,400 – $108,000
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	$6,100 – $34,400
Flat Grannys plans — all three sets approval set $450 · placed on survey $350 · construction set $1,800, ex GST	$2,600
Contingency 10–15%	$13,700 – $36,800
INDICATIVE PROJECT TOTAL	**$150,800 – $281,800**

Rent ~$480/wk = gross yield 8.9–16.6% 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

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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.