



CUBITT'S

GRANNY FLATS AND
HOME EXTENSIONS

EST. 1994

Granny Flats GROW YOUR HOME WITH US



www.cubitts.com.au

1300 721 150



*Ian Cubitt
Master Builder, Owner & Chairman*

Your Granny Flat

Your land is valuable – so why not make the most of it? Whether that value is monetary, or keeping your family living together for longer.

We will help you unlock the full potential of your property by maximising the use of your yard space. Bring in a second income through a Granny Flat rental, or make more space for your family. Either way, a Cubitt's Granny Flat will increase your property value.

As the most trusted Granny Flat builder in NSW and the ACT, we can ensure that you have the best guidance on the journey of building a Granny Flat. From your start with our experienced design consultants, to the trusted hands of our council approvals team through construction and then completion, Cubitt's Granny Flats rely on the foundations of customer excellence. We're here to listen to you.

Granny Flats are a proven way to use simple design to maximise the potential of your yard for a very realistic financial outlay.



The Cubitt's Advantage

PERFECTLY SKILLED PROUDLY RESPECTFUL CONSTANTLY COMMITTED



✓ Free site inspection

✓ Free Feasibility Study

✓ Specific design for your property

✓ Obligation free consultation

✓ Best price

✓ Council approval included

✓ Included finishes – ready to move in

Why Choose A Cubitt's Granny Flat

In order to complete the Granny Flat Feasibility Study, we will require some documentation unique to your property.

4 separate documents are required to complete the study:

(1) A Section 10.7 (2) Planning Certificate from your local council.

Note: This document should be no more than 2 months old

(2) Property Title Search

(3) Deposited Plan Image

(4) Sewerage Diagram

All documents are easily obtainable and we are here to help.

Granny Flat Feasibility Study

We understand that every property is different and every property owner has different needs. This is why it is important for us to have a personal consultation with every one of our clients. We will meet you at your convenience to discuss the potential for a Granny Flat.

We will then undertake a **Granny Flat**

Feasibility Study, one of the essentials of our process.

The Granny Flat Feasibility Study will determine the exact requirements for your project. Using this information, we will begin to work with you on a design, and confirm a price which meets your needs and budget.

No Hidden Charges



CUBITT'S GRANNY FLATS STANDARD INCLUSIONS



OUTDOOR

EXCAVATION

Site excavation for pier footings or slab (Excess soil to remain)

FLOOR

Steel piers or concrete raft slab

Particle board flooring or slab with laminate floating floor to Living Room and Bedrooms

Treated pine decking to patio including steps for steel piers

Concrete slab includes 100mm concrete top with 300 x 300 external and internal footing beams (Note: Footing details may change subject to engineers' details, soil classification & topographical survey).

Patio with plain concrete finish

EXTERNAL FRAME

Timber stud frame

EXTERNAL WALL CLADDING

Weatherex, Hardiplank, Weatherboard Vinyl, Scyon or Brick (Prices will vary)

ROOF

Softwood roof trusses, insulation and sarking compliant with BCA

Colorbond roof, Tiled roof (Price may vary subject to model) in your colour selection

Colorbond fascia and gutter in your colour selection

Eaves lined with fibre cement

Cathedral or level ceiling

DOWN PIPES

90mm round PVC downpipes including the service of your rainwater tank

All downpipes painted to match clients choice of either external wall or roof colour

RAINWATER TANK

3,000 litre slim line rainwater tanks with leaf strainer and overflow

Rainwater tank pump and cover

WINDOWS

Aluminium powder-coated sliding windows or double hung windows

ALFRESCO AREA – SUBJECT TO MODEL

Softwood roof trusses

Colorbond metal deck roofing, treated pine decking (on piers)

Alfresco Posts – treated pine, level ceiling, gable infill to match cladding

4 extra LED downlights and 2 ceiling fans

EXTERNAL DOORS

External solid core prime coat front door with glass inserts, external deadlock and white doorstop

FENCING

8 L/M of 1.8m high Colorbond fencing

1 x 900mm wide x 1.8m high Colorbond gate

LETTERBOX

Steel Colorbond letterbox installed

CLOTHESLINE

Steel powder coated fold out, installed



INDOOR

INTERNAL WALLS

Timber stud frame

WALL LININGS

10mm smooth finished plasterboard matte

2 coats of paint and semi-gloss finish to architraves and jambs

CEILING LININGS

10mm smooth finished plasterboard 2 coats of paint

CEILING HEIGHT

2400mm minimum unless customised

CORNICE

90mm plasterboard cove or square set to the Living/Kitchen area, Bedrooms and Bathrooms

SKIRTING

42mm x 19mm pine bullnose or ½ splay profile

ARCHITRAVES

42mm x 19mm pine bullnose or ½ splay profile

WINDOW FLY SCREENS

All windows with nylon mesh screens

INTERNAL DOORS

Flush hollow-core doors or 4 panel hollow-core doors, hollow-core cavity sliding door, passage set door furnishings to Bedrooms with white doorstops

Privacy set door furnishing to Bathroom

HOT WATER SYSTEM

Your choice of LPG Instantaneous 6 Star energy rated hot water system or natural gas 6 Star energy rated hot water system

PLUMBING

All floor wastes, toilet and tap, vanity and mixer, shower and taps, laundry tub and flick mixer, dual mini cistern cocks, rainwater tank and pump installation, rainwater tank connections, hot water connections, water usage reader install

KITCHEN JOINERY

White overhead and under bench cupboards – white melamine finish doors, drawers and internals

Benchtop – high durability laminate in your choice of colour



FINISHINGS

BATHROOM AND ACCESSORIES

White dual flush AAA rated toilet, chrome toilet tap

White vanity with recess bowl and chrome mixer set, bevel edged mirror

Framed shower screen

Chrome taps, mixers, shower heads, toilet roll holder, towel ring, soap holder and towel rail and 2 floor waste drains

LAUNDRY

Laundry tub with white under cabinet, Flickmixer tap, and dual mini cistern cock for washing machine

KITCHEN SINK

Stainless steel single bowl sink with basket waste and mixer tap

KITCHEN APPLIANCES

Cooktop – 4-burner gas stainless steel or electric glass cooktop

Oven – multi-function easy-clean stainless steel under bench oven

Rangehood – recirculating stainless steel

Stainless Steel Dishwasher

ELECTRICAL

Internal double power points, internal single power point, external double power points, fan/light/heat combo, 3.5kw air conditioner, switchboard with safety switch, smoke detectors, television point, telephone point, electrical meter and connection of hot water system

LIGHT FITTINGS

Internal LED downlights and switches, external LED downlight

WALL AND FLOOR TILING

Bathroom-skirting tiles to walls,

2-metre-high tiling in shower, wall splash back to vanity and laundry tub, all floor tiling
Kitchen – splash back tiling

WARDROBES

Sliding mirrored doors to Bedrooms Hanging rail with drawers to Bedrooms

Hinged doors with 3 shelves to storage in Living Room – subject to model

BLINDS

White roller blinds on all windows

WI-FI

UniFi Mesh

801.11 AC Indoor/Outdoor Wi-Fi Access Point

OVER 100 FIVE STAR REVIEWS...

“

The finished product was exactly what we wanted and we are very happy with our new Granny Flat. Highly recommend Cubitts.

”



Amanda from Heathcote

“

This is the best organised company I have ever dealt with and I wholeheartedly recommend them if you are looking to build a granny flat.

”



Lynne from Guildford

“

I found Cubitt's very good and courteous. They went above & beyond the call of duty. Their phone and email communication was very good which is rare these days.

”



Ken & Sue from Mittagong

“

Local council held us up a little as we had a slightly unusual job but Cubitt's were great, very calm and professional right through to the finished job.

”



Zara from Seaforth

“

We chose Cubitt's to build our Granny Flat, with modifications to meet our medical issues. Congratulations to all at Cubitt's and thank you for building us a real home.

”

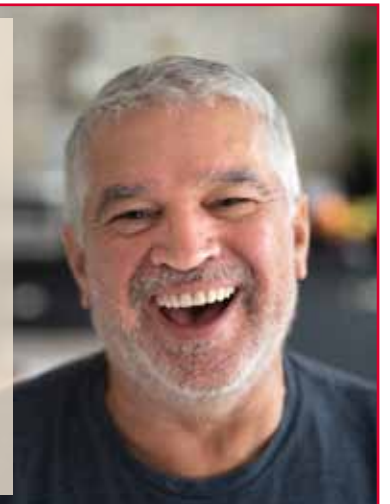


Bill & Marg from Wamberal

“

The rental income from the Granny Flat means that my mortgage is all taken care of.

”



Peter from Lurnea



Banksia 45m²



Banksia 50m²



1 Bedroom • 45m²
\$113,425



1 Bedroom • 50m²
\$113,425

2 Bedroom • 50m²
\$113,425



Banksia 50m²
**brick cladding shown - prices may vary*





Banksia 60m² Option 1

BANKSIA RANGE

“With Cubitt’s we could actually see what we were getting for our money. We went out to their exhibition centre - very impressive. Cubitt’s then took care of it all for us; Council, build & fit out - it was very easy.”

Colin



Option 1

**2 Bedroom
60m² + 3m² Patio
\$124,975**

**2 Bedroom
60m² + 3m² Patio
\$124,975**

Option 2



Banksia 60m² Option 2
**model shown has been adapted for wheelchair accessibility*



**3 Bedroom
60m² + 3m² Patio
\$128,650**



Banksia 60m² + 3m² Patio
**brick cladding shown - prices may vary*

NB: Plans are not to scale • Images are artist impressions and for illustration purposes only.



Bottlebrush 40m²



Bottlebrush 52m² 3 Bed Extended Living



Bottlebrush

2 Bedroom • 40m²
\$94,893



2 Bedroom • 52m²
\$105,445

3 Bedroom • 52m²
\$105,445



Bottlebrush 52m²
**brick cladding shown – prices may vary*

BOTTLEBRUSH RANGE



Brush 60m² 3 Bed Extended Living
**brick cladding shown – prices may vary*

“They won me over with their great exhibition centre which allowed me to see what I would get for my money. Their customer service, communication and commitment to deliver satisfaction cannot be faulted.”

Chris & Karen

Extended



**3 Bedroom • 60m²
Extended Living Area
\$122,350**

**2 Bedroom
60m² + 11m² Alfresco
\$132,840**



Bottlebrush 60m² + 11m² Alfresco 2B



Bedroom Upgrade

**3 Bedroom
60m² + 11m² Alfresco
\$132,840**



Bottlebrush 60m² + 11m² Alfresco 3B



Telopea 52m²



Telopea 60m²
**brick cladding shown - prices may vary*



2 Bedroom • 52m²
\$114,475



Telopea with Alfresco





Teloepa 60m² + 28m² Alfresco

TELOPEA RANGE

“I thought I’d have to sell and move someplace else because my house was too big for me.

I didn’t want to move, so I built this granny flat in the garden - Couldn’t be happier. My old home is now a source of rental income”

Dawn

**2 Bedroom
60m² + Patio**

\$122,350



**2 Bedroom
60m² + 28m² Alfresco**

\$145,100



Classic 40m²



Classic 50m²



1 Bedroom • 40m²
\$105,000
Inc. slab, brick & tile roof



**Classic Collection
interior**



THE CLASSIC COLLECTION



Classic 60m²

“As an investor the Classic Collection 60sqm 2 bedroom was everything I needed at an incredibly sharp price.”

Indira

2 Bedroom • 50m²

\$110,000

Inc. slab, brick & tile roof



2 Bedroom • 60m²

\$125,000

Inc. slab, brick & tile roof

SOME MORE FAVOURITES

1 Bedroom • 60m²

\$145,000



Telopea with Ramp



2 Bedroom • 60m²

\$124,975



L-Shaped Banksia

Studio • 44m²

\$105,000



The Crawford Garden Studio



Pricing at a Glance

Model	Price
Telopea 52sqm 2 Bedroom	\$114,475
Telopea 60sqm + Patio 2 Bedroom	\$122,350
Telopea 60sqm + 28sqm Alfresco 2 Bedroom	\$145,100
Banksia 45sqm 1 Bedroom	\$113,425
Banksia 50sqm 1 Bedroom	\$113,425
Banksia 50sqm 2 Bedroom	\$113,425
Banksia 60sqm + 3sqm Patio 2 Bedroom (option 1)	\$124,975
Banksia 60sqm + 3sqm Patio 2 Bedroom (option 2)	\$124,975
Banksia 60sqm + 3sqm Patio 3 Bedroom	\$128,650
Bottlebrush 40sqm 2 Bedroom	\$94,893
Bottlebrush 52sqm 2 Bedroom	\$105,445
Bottlebrush 52sqm 3 Bedroom	\$105,445
Bottlebrush 60sqm Extended Living Area 3 Bedroom	\$122,350
Bottlebrush 60sqm + 11sqm Alfresco 2 Bedroom	\$132,840
Bottlebrush 60sqm + 11sqm Alfresco 3 Bedroom	\$132,840
Classic Collection 40sqm 1 Bedroom	\$105,000
Classic Collection 50sqm 2 Bedroom	\$110,000
Classic Collection 60sqm 2 Bedroom	\$125,000
The Crawford Garden Studio 44sqm	\$105,000
Telopea with Ramp	\$145,000
L- Shaped Banksia 60sqm 2 Bedroom	\$124,975

OR... AS ALWAYS WITH CUBITT'S...

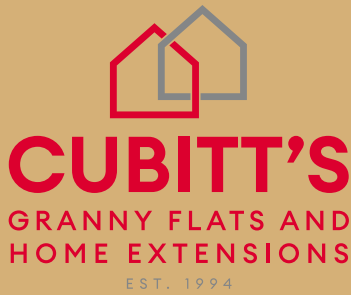


WE CAN CUSTOMISE YOUR DESIGN...









Cubitt's Granny Flats – Now in FOUR convenient locations, with fully built Granny Flats to view and walk through.

It's never been easier to see and experience what your own Granny Flat will look like in reality.

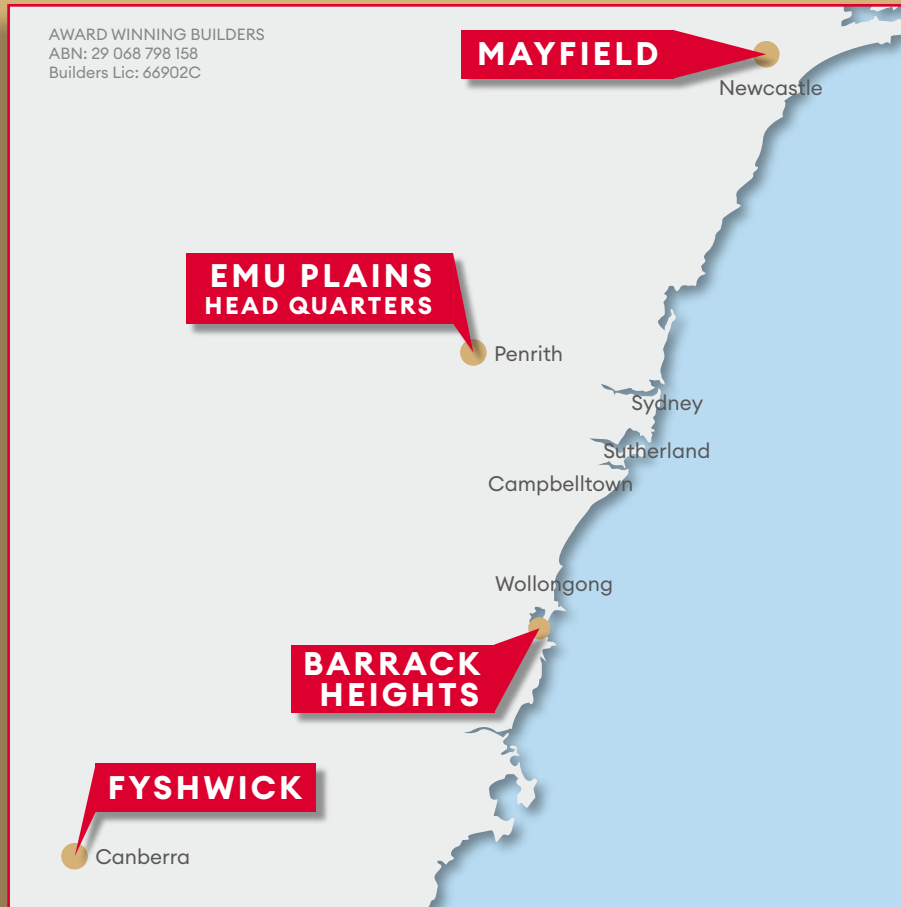
Our friendly and experienced staff are on hand to advise you which type of Granny Flat would best suit your property.

Allow us to use our expertise to guide you in making the best use of your available space, achieving greater

income, or for keeping your family together.

Our knowledge extends broadly from investment benefits to council regulations in your particular area, through to building necessities and advice on quality and finishes.

Head to one of our Exhibition Centres to learn how a Granny Flat can benefit you and your family with easy guidance by Cubitt's Granny Flats and Home Improvements.



**Emu Plains
Exhibition Centre**

152 Russell Street, Emu Plains NSW 2750

Open 7 Days:

Mon to Sat: 9am – 5pm
 Sun: 10am – 4pm

**Mayfield
Exhibition Centre**

124-126 Maitland Rd, Mayfield NSW 2304

Open 6 Days:

Mon to Sat:
 9am – 5pm

**Canberra
Exhibition Centre**

80-82 Kembla Street, Fyshwick ACT 2609

Open 5 Days

Tues to Sat:
 9am – 5pm

**Wollongong
Exhibition Centre**

244 Shellharbour Rd, Barrack Heights NSW 2528

Open 6 Days

Mon to Sat:
 9am – 5pm

1300 721 150

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