

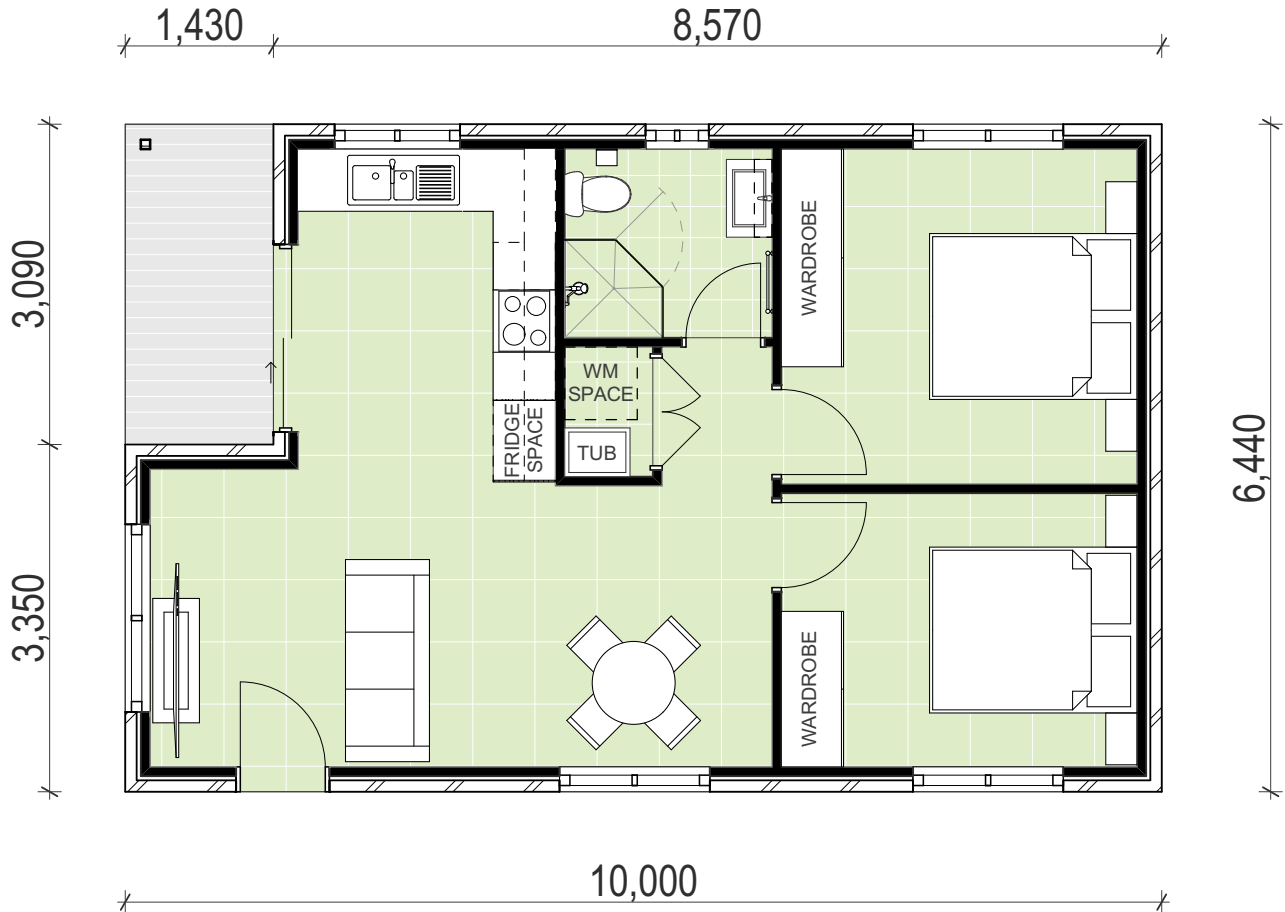


# OPEN HOME

3 Bruce St, Ryde



ALSO OPEN TODAY:  
12 Dunmore Rd,  
Epping  
9am-12pm



## INCLUSIONS

CONSTRUCTION COST  
**\$118,600\***

- 60m2 Granny Flat
- 4.5m2 tiled Porch
- 2 Bedrooms with built-in-wardrobes
- 1 Bathroom with fitouts
- Separate Laundry behind cupboards
- Brick façade
- Colorbond metal roof
- Fold-down clothesline
- Floor tiles in Living & Kitchen
- Carpet in Bedrooms
- 20mm stone benchtop
- Goose neck sink mixer
- Westinghouse appliances
- Slideout rangehood
- Dishwasher provisions
- Shaving cabinet
- Semi-frameless shower screen
- LED downlights throughout
- Air conditioner
- Vertical window blinds

\*Price reflects construction cost only, built on a flat block with standard site costs and service connections. This cost does not include design and approval fees, as well as additional site-specific costs.

# ABOUT US

## ○ WE'RE YOUR ONE-STOP SHOP

Granny Flat Solutions is different from your average builder. We're a family-owned business and to us, you're not just another number. We take care of the whole process for you. A member of our team is beside you from your first obligation-free site inspection, right through to the through to the Design, Approval & Construction.

## ○ OVER 30 YEARS' EXPERIENCE

With over 35 years' industry experience, you will have peace of mind knowing that you're working with a reputable, highly recommended and trustworthy company.

## ○ BUILD WITH THE BEST

Granny Flat Solutions is the ONLY Multi-Award Winning Granny Flat Company. Recently, we won another TWO Master Builder's Association (MBA) awards for Excellence in Housing for a fourth consecutive year!

## ○ OBLIGATION-FREE SITE INSPECTION

Call or email us to book an obligation-free site inspection & quote for your property and see for yourself why we are Sydney's favourite Granny Flat builder! (02) 9481 7443

## ○ MORE INFORMATION?

Email us to request a copy of our Customer Guide! [info@grannyflatsolutions.com.au](mailto:info@grannyflatsolutions.com.au)  
We also recommend you take a look at our previously completed projects on our website for ideas. <https://grannyflatsolutions.com.au/completed-projects/>



## THE ONLY MULTI-AWARD WINNING GRANNY FLAT COMPANY



BUSINESS OF THE YEAR SERVICE/TRADE OF THE YEAR

HIA 2015, 2016, 2017, 2018, 2019, 2020



HIA 2015, 2016, 2017, 2018, 2019, 2020