

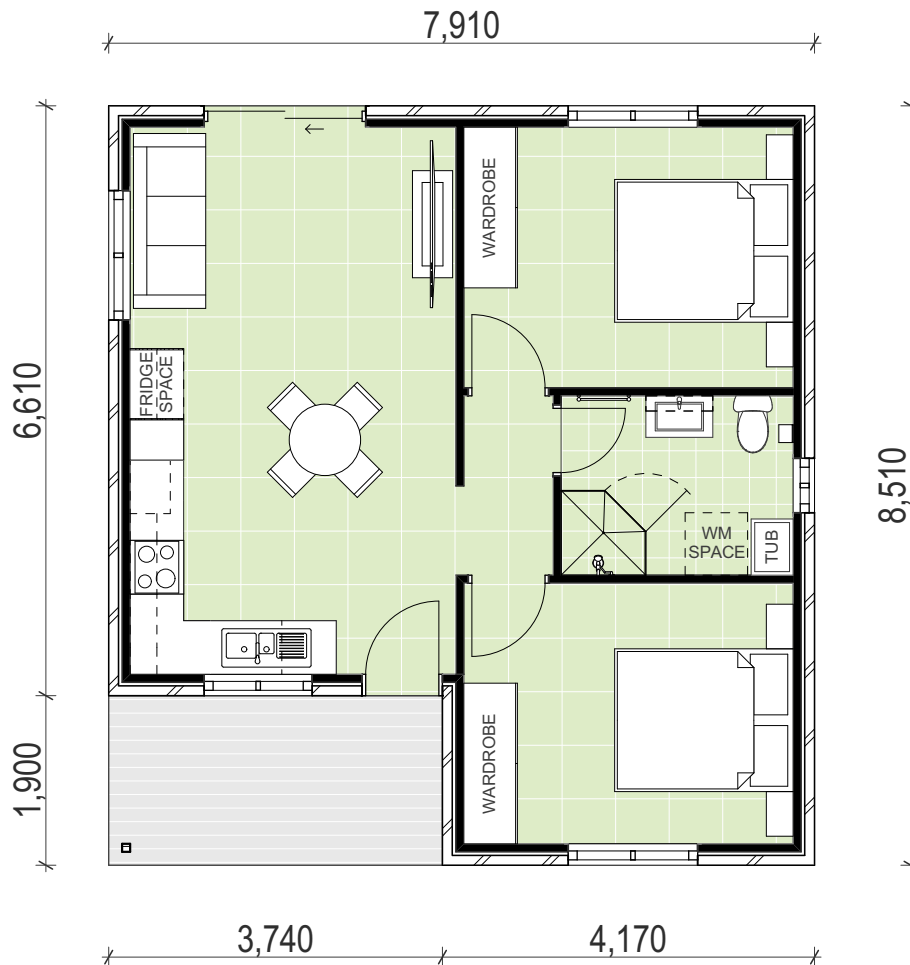


# OPEN HOME

35 McIntosh Rd, Dee Why



ALSO OPEN TODAY:  
59 McIntosh Rd,  
Dee Why  
9am-12pm



## INCLUSIONS

CONSTRUCTION COST  
**\$129,900\***

- **Designer Range: DELTA 21**
- 60m2 Granny Flat
- 7.5m2 Tiled Porch
- 2 Bedrooms with built-in-wardrobes
- 1 Bathroom with Laundry
- Brick facade exterior
- Concrete roof tiles
- Vinyl flooring throughout
- LED downlights throughout
- Roller window blinds
- 20mm stone benchtop
- Polyurethane cabinetry & pantry
- Microwave space
- Gooseneck sink mixer
- Westinghouse appliances
- Externally ducted rangehood
- Dishwasher
- Semi-frameless shower screen
- Multi-function shower rail
- Shaving cabinet
- Floor-to-ceiling wall tiles
- Tiled floor waste

**SCAN THIS  
QR CODE**



**Check Out  
DELTA 21  
on our new  
website**

\*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



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



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