The Ascot provides a generous bathroom with direct access to a private veranda. The living area enjoys the comfort of a covered entry veranda.

Value and Quality direct to you
1 Bedroom

49.0m²

Affordable

Length: 7.0m
Width: 7.0m

The Barton provides an entry level to our granny flat designs. Its simplistic layout has proved to be a great success.

$12,700

1800 15 17 20
The Bayswater has a generous bedroom, coupled with an ample living space. It will prove to be a perfect studio retreat.
The Deakin provides the best value from our granny flat range. This best seller can be found on display at our site in Smeaton Grange NSW.
The Hughes offers a comfortable living space with the main bathroom located between the two bedrooms.

**Spacious**

Length: 8.1m  
Width: 7.4m

**2 Bedroom**

59.9m²

**The Hughes**

$14,350

*Value and Quality direct to you*
## Granny Flat Kits

### external inclusions

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Horizontal corrugated metal wall sheeting</td>
<td>Select from Best Sheds colour range</td>
</tr>
<tr>
<td>Aluminium windows</td>
<td>Include flyscreens and keyed locks. Standard colour range</td>
</tr>
<tr>
<td>Aluminium sliding door</td>
<td>Includes flyscreen &amp; keyed lock. Standard colour range</td>
</tr>
<tr>
<td>Metal downpipes to ground level</td>
<td>Select from Best Sheds colour range</td>
</tr>
<tr>
<td>Metal fascia and gutter</td>
<td>Select from Best Sheds colour range</td>
</tr>
<tr>
<td>Metal corner trims</td>
<td>Select from Best Sheds colour range</td>
</tr>
<tr>
<td>Corrugated metal roof sheeting</td>
<td>Select from Best Sheds colour range</td>
</tr>
<tr>
<td>Ridge capping, barge capping</td>
<td>Select from Best Sheds colour range</td>
</tr>
</tbody>
</table>

### internal inclusions

- Internal steel framed walls (Assembly required)
- Metal ceiling battens
- Thermo-cellular reflective foil

### internal exclusions

- Plasterboard
- Skirting boards
- Architraves
- Kitchen & bathroom
- Plumbing & electrical fixtures

### external exclusions

- Eave lining and construction
- Floor system (concrete slab or bearer and joists)

### general exclusions

- Site costs
- Construction
- Bushfire construction measures
- Delivery

### Granny Flat Options

- Common brick
- Sandstone walls with sandstone corners - Smooth and rock face blocks available in 2 colours
- Aluminium windows, to meet BAL requirements - Include flyscreens and keyed locks. Standard colour range
- Aluminium sliding door, to meet BAL requirements - Includes flyscreen & keyed locks. Standard colour range
- Steel bearer & joist system - Includes particleboard flooring
Best Sheds
151 Smeaton Grange Road
Smeaton Grange NSW
ABN: 78 103 586 198

Hours: Monday - Friday 8:30am - 5:00pm
Saturday - Sunday 9:00am - 4:00pm

Email: grannyflats@bestsheds.com.au

Contact Us: 1800 15 17 20
www.bestsheds.com.au

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