

PROVIDING THE BEST FOR LESS

1800 CABINS

1800 222 467

WWW.1800CABINS.AU

ESSENTIAL 3.5m x 8m

Granny Flat / Cabin

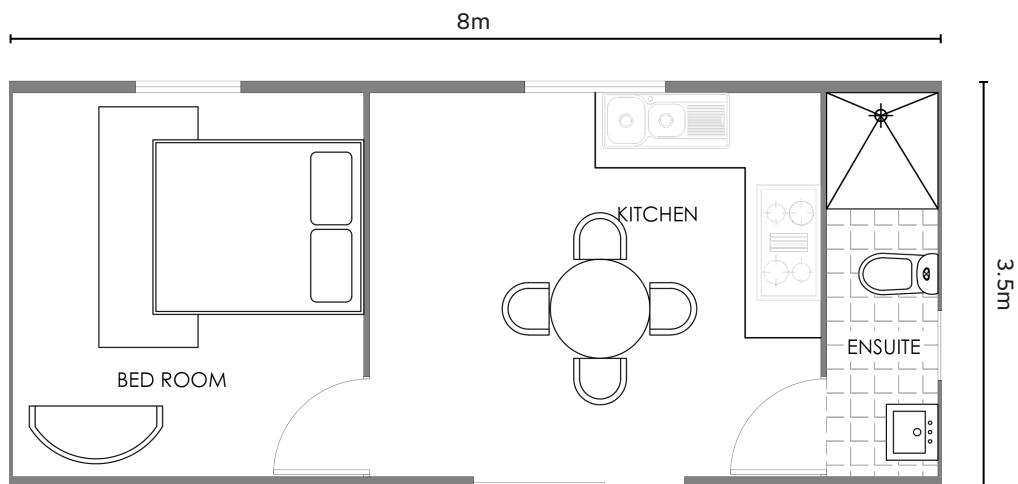
1 Bedroom



Width: 3.5m

Length: 8m

Area: 28m²



Showroom & Displays

376 settlement Road Thomastown, Vic, 3074

☎ 1800 222 467

✉ Info@1800cabins.au

🌐 1800cabins.au

📷 [1800Cabins.au](https://www.instagram.com/1800Cabins.au)

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Mon - Fri: 9am - 5pm Sat: 9am - 4pm

Standard List of Inclusions – *Essential 3.5m x 8m Cabin*

Bathroom/Laundry

Double glazed argon gas window including fly screen (600mm x 600mm) sizes optional.

Water marked Australian standard dual flush toilet

Vanity with draws (600mm x 600mm)

Bathroom overhead cupboard with mirror

Ceramic basin (600mm x 600mm)

Basin tap chrome mixer

Waterproof shower and base (1000mm x 1000mm)

Handheld showerhead

Overhead shower dumper

Isolating chrome mixer tap

Electric Exhaust fan

2 x Dual port power points

LED roof panel lighting

Washing machine tap and hose connections

Aluminum frame frosted glass lockable internal door (options available)

Choice of 3 different design commercial vinyl flooring (optional engineered/hybrid flooring)

Kitchen/Living

Polytec laminate kitchen and joinery with overhead cupboards of your design choice and colors (L shaped or straight)

Euro design electric induction cooktop

Slide out electric rangehood fan

Electric oven

Chrome kitchen sink

Chrome Kitchen sink tap mixer

Choice of 3 different design commercial vinyl flooring (optional engineered/hybrid flooring)

2 x Dual port power points

LED roof panel lighting

Double glazed argon gas sliding entrance door including security fly screen (2100mm x 1800mm) sizes optional.

Double-glazed argon gas window including a fly screen (1800mm x 900mm) sizes optional.

Aluminum frame frosted glass lockable internal door (options available)

Choice of 3 different design commercial vinyl flooring (optional engineered/hybrid flooring)

Optional plastering and painting including skirtings

Bedroom

Double-glazed argon gas window including fly screen (900mm x 900mm) sizes optional.

2 x Dual port power points

LED roof panel lighting

Aluminum frame frosted glass lockable internal door (options available)

Choice of 3 different design commercial vinyl flooring (optional engineered/hybrid flooring)

Optional plastering and painting including skirtings

External

External weatherproof sensor light

50L external hot water service (sizes optional)

External guttering and down pipes

External weatherproof dual port power points

External cladding optional choice of colors

Our Process

Our Turn-Key headache-free process has been established for your convenience. Where we look after every step along the way, from start to finish. Once you've chosen your desired Granny Flat/Cabin that meets your requirements, we will initiate our streamlined process upon receiving a 10% deposit (This amount is fully refundable if a Building Permit is not obtained).

Step 1 – Start of the Process of Obtaining Building Permit

Step 2 – Building contract

Step 3 – Building warranty and insurance

Step 4 – Delivery of all materials on site and commencement of construction, further 40% deposit to be paid

Step 5 – Connect all plumbing and services including electrical

Step 6 – Completion of construction, further 40% deposit to be paid

Step 7 – Obtaining certificate of occupancy, final 10% payment

All our panels are **Group 1 Bushfire Rated (BAL 40)**.

All our structure is constructed from **3mm construction steel**

Certified and Engineered to meet up to **N4 Classification (Wind speed up to 219Km/h.)**