

GRANNY FLATS



Key things to remember

01 Concrete Slab or Suspended Floor

All of our designs can be built on either a concrete slab (flat sites) or suspended floor foundation (sloping sites). Our experienced team will help you determine the most appropriate foundation for your site and budget.

02 Kit, Lock Up or Turn Key

We offer Kit, Lock Up or Turn Key building solutions for your new project. Our Turn Key package includes Design, Soil Test, Energy Efficiency, Engineering, Council Approvals & Construction. A full list of the inclusions for each package is available toward the end of this document.

03 Base Estimates & Site Specific Costs

Our estimates are based on our standard range of inclusions and do not include any site specific costs such as Waste Systems, Water Tanks, Scaffolding or Service Connections. These costs are quoted relative to your design.

04 Custom Designs

Our concept plans are intended to help guide you with pricing and establish a base design for your new home. Your preliminary packages includes 3 full rounds of changes with our Designer to create a dwelling that suits your needs and site requirements.

05 Material Selections

You are in complete control of how your new building is finished. Choose from a full range of internal and external material selections. Whether it's cabinetry or cladding, you have the freedom to choose a style that suits you. And no, you don't have to choose steel cladding.

06 Disability Access

As of 2024, all new Class 1A dwellings in QLD must comply with disability requirements. These requirements do not apply to Class 10A structures. Our team will assess this on a site by site basis.

07 Display House

Our 90m2 Granny Flat (Ilkley 90) is available for inspection by appointment. Contact our team to arrange your inspection today.

08 Site Visits

For serious enquiries we offer an obligation free site consultation to prepare your preliminary proposal.



Meet our team of passionate professionals



The Shed House is a Sunshine Coast based construction business established in 2018. We are a young, energetic team, determined to make the building journey enjoyable for all of our clients.

We do this by having a clear step-by-step process for both ourselves, and our clients, to follow along during the building journey.

We believe that local knowledge, clear communication, easy to understand documentation and quality workmanship, are the keys to a successful building journey.

Chat to us today to find out how we do it!

Price List

Concrete Slab Foundation

For flat sites, a concrete slab foundation is typically the preferred and cheapest option when building a new home. Additional costs will apply if earthworks or retaining walls are required to provide a flat building pad.

Price List

Design	GFA (m2)	Patio (m2)	Bed	Bath	Kit	Lock Up	Turn Key
Hunchy 38	38	14	1	1	\$35,000	\$88,000	\$177,000
Ilkley 45	45	24	1	1	\$43,000	\$103,000	\$201,000
Beech 45	45	20	1	1	\$48,000	\$106,000	\$204,000
Ilkley 60	60	34	2	1	\$53,000	\$121,000	\$233,000
Bottlebrush 60	60	20	1	1	\$53,000	\$119,000	\$227,000
Flooded Gum 65	65	44	2	1	N/A	\$132,000	\$243,000
Kiamba 74	74	69	2	1	\$69,000	\$149,000	\$286,000
Brushbox 90	90	46	3	1	N/A	\$172,000	\$307,000
Tanawah 90	90	26	2	2	N/A	\$153,000	\$306,000
Ilkley 90	90	46	2	1	N/A	\$161,000	\$313,000

The above prices are estimates only. All prices are "from" the stated price and do not include any site specific costs

All price estimates are based on our standard range of inclusions and do not include any site specific items. This includes items such as Water Tanks, Waste Systems, Service Connections & Scaffolding.

All of our designs can be built on either a **Concrete Slab** or **Suspended Floor Foundation**.

Estimates do not include an allowance for disability ramps.

Price List

Suspended Floor Foundation

For sloping sites or uneven ground, where a concrete slab would be impractical, we specialise in utilising a suspended floor foundation ("on posts") to avoid the need for major earthworks.

Price List

Design	GFA (m2)	Patio (m2)	Bed	Bath	Kit	Lock Up	Turn Key
Hunchy 38	38	14	1	1	\$50,000	\$105,000	\$210,000
Ilkley 45	45	24	1	1	\$60,000	\$130,000	\$240,000
Beech 45	45	20	1	1	\$60,000	\$135,000	\$240,000
Ilkley 60	60	34	2	1	\$70,000	\$160,000	\$280,000
Bottlebrush 60	60	20	1	1	\$70,000	\$145,000	\$265,000
Flooded Gum 65	65	44	2	1	N/A	\$175,000	\$295,000
Kiamba 74	74	69	2	1	\$90,000	\$195,000	\$340,000
Brushbox 90	90	46	3	1	N/A	\$225,000	\$365,000
Tanawah 90	90	26	2	2	N/A	\$195,000	\$355,000
Ilkley 90	90	46	2	1	\$85,000	\$210,000	\$375,000

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All of our designs can be built on either a **Concrete Slab** or **Suspended Floor Foundation**.

Estimates do not include an allowance for disability ramps.



Can I customise the design?

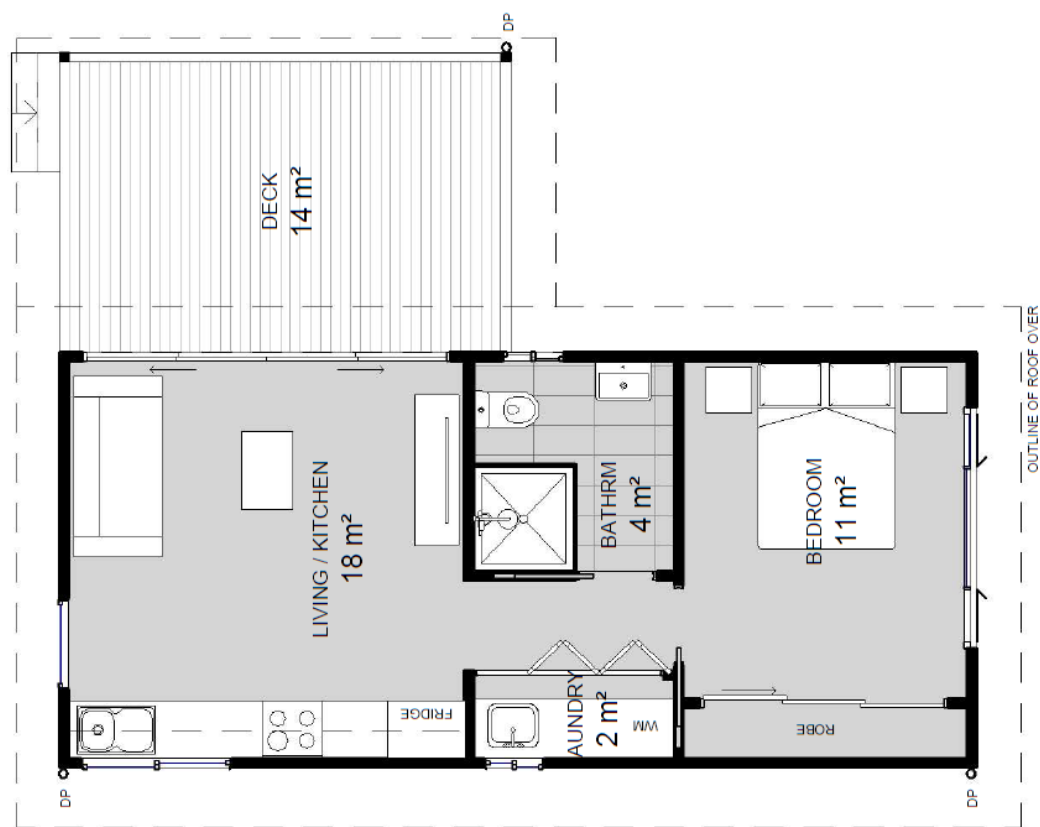
YES!

Our Designer will work with you to
create a space you have always
dreamed of.



Hunchy 38

Images & renders are indicative only



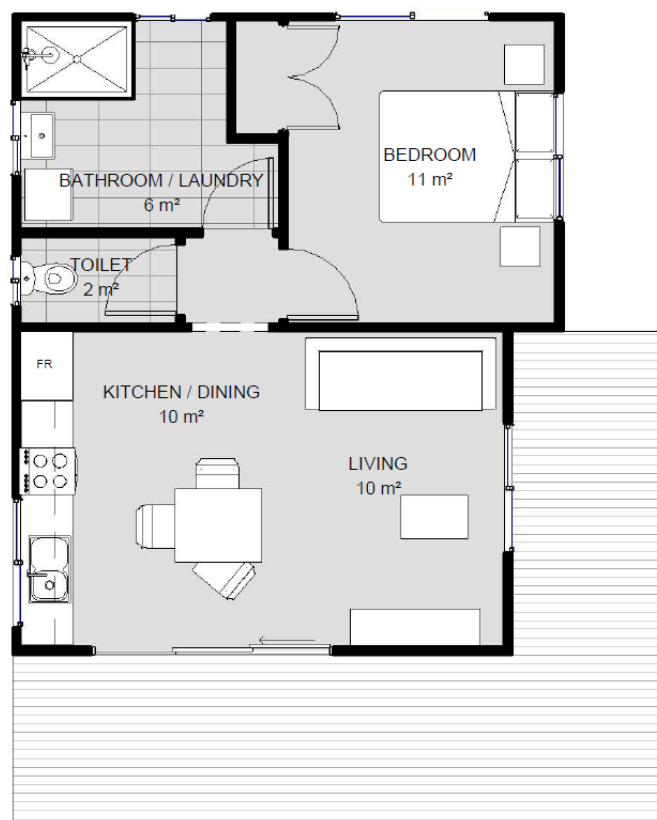
	Bedrooms	1		Enclosed area	(9.15m x 4.15m) 38m²
	Bathrooms	1		Patio area	14m²

Choose from Kit, Lock Up, or Turn Key solutions. We will help you through the process.



Ilkley 45

Images & renders are indicative only



Bedrooms

1



Enclosed area

(7.4m x 6.1m) 45m²



Bathrooms

1



Patio area

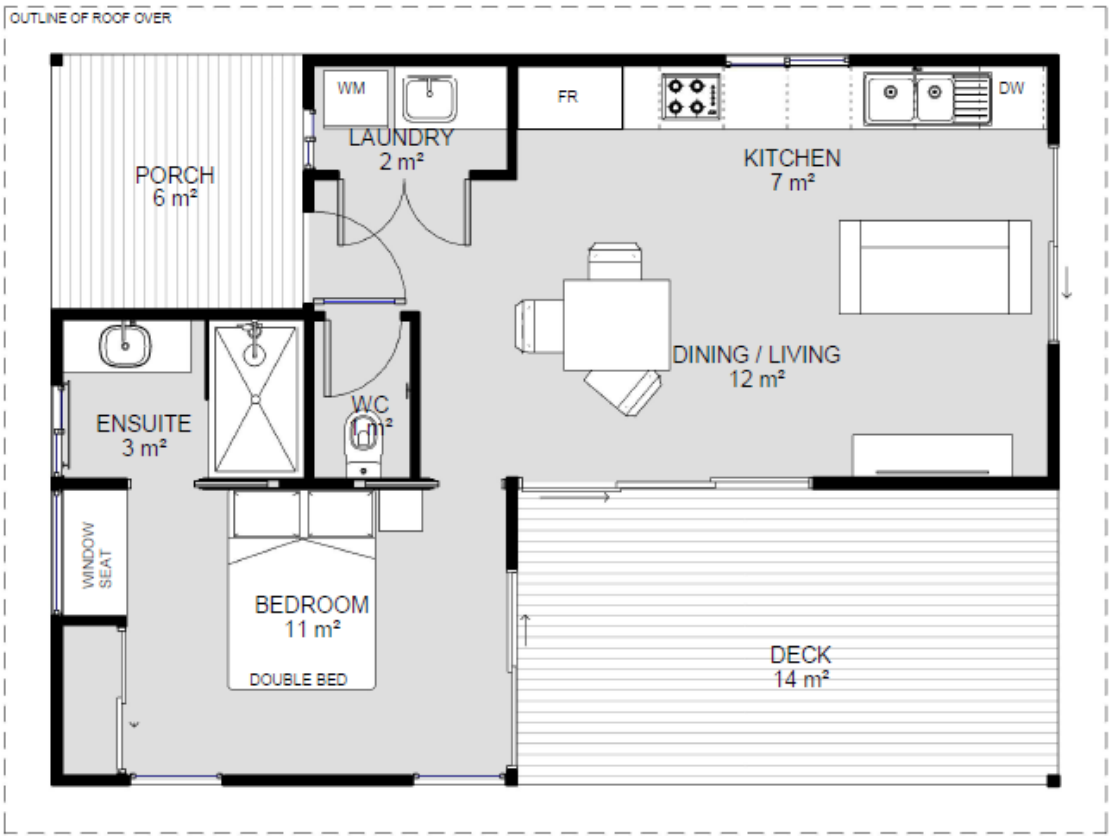
24m²

Follow your progress every step of the way with our customised client portal.



Beech 45

Images & renders are indicative only



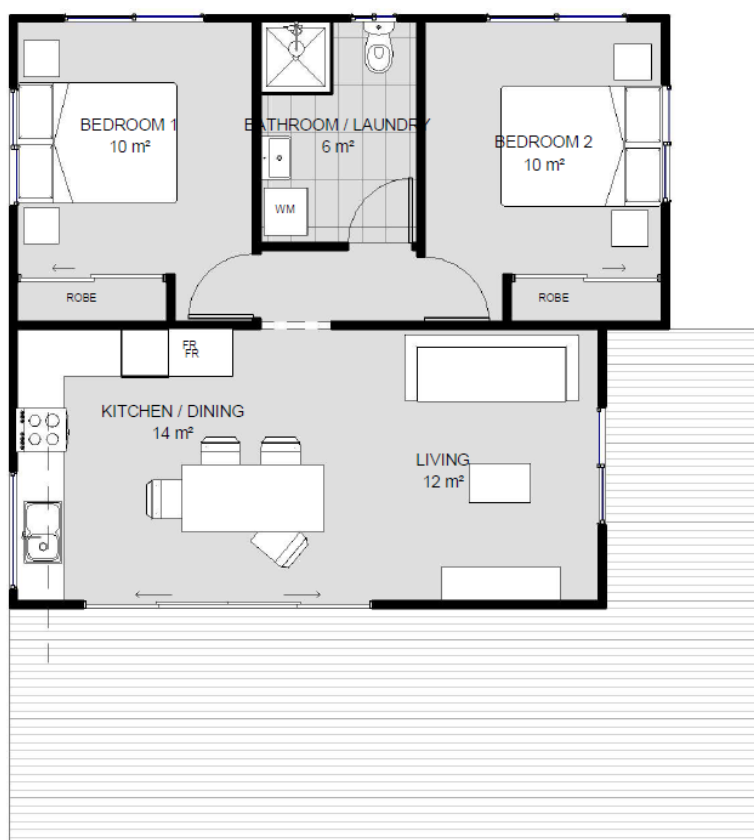
	Bedrooms	1		Enclosed area	45m ²
	Bathrooms	1		Patio area	20m ²

By choosing The Shed House, you are choosing to support local trades & manufacturing.



Consider the Environment

All of our new dwellings go through full energy efficiency testing to ensure they comply with modern standards.



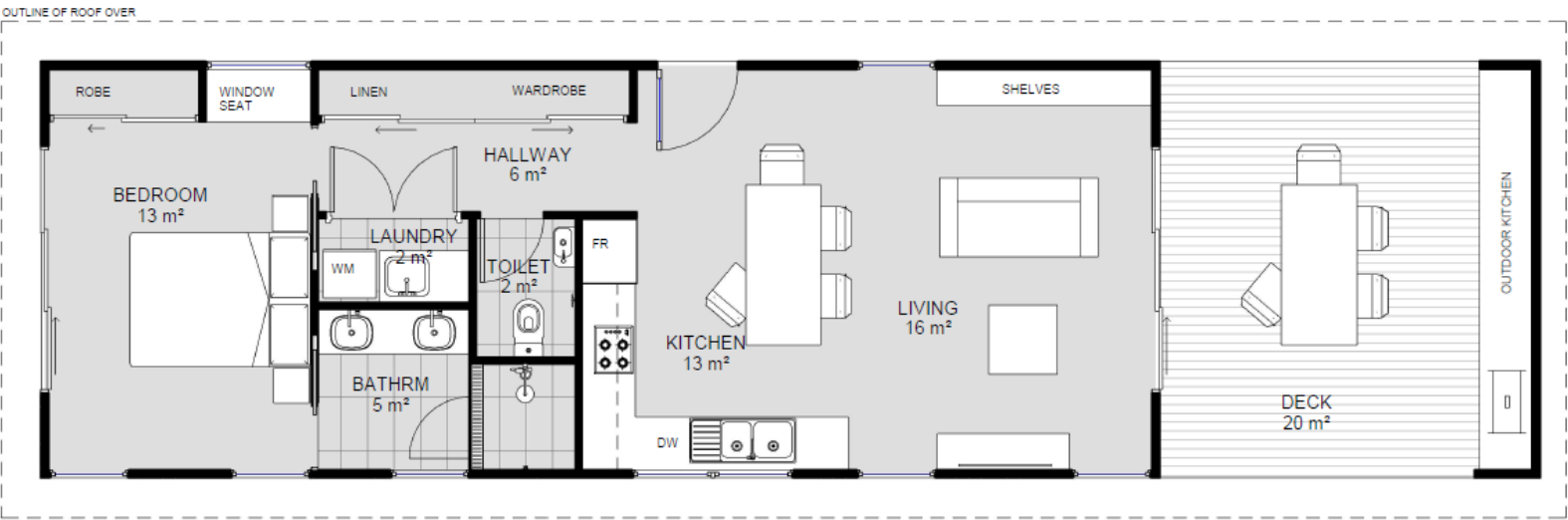
	Bedrooms	2		Enclosed area	(8.4m x 7.2m) 60m²
	Bathrooms	1		Patio area	34m²

All of our designs can be built on a concrete slab or suspended floor foundation.



Bottlebrush 60

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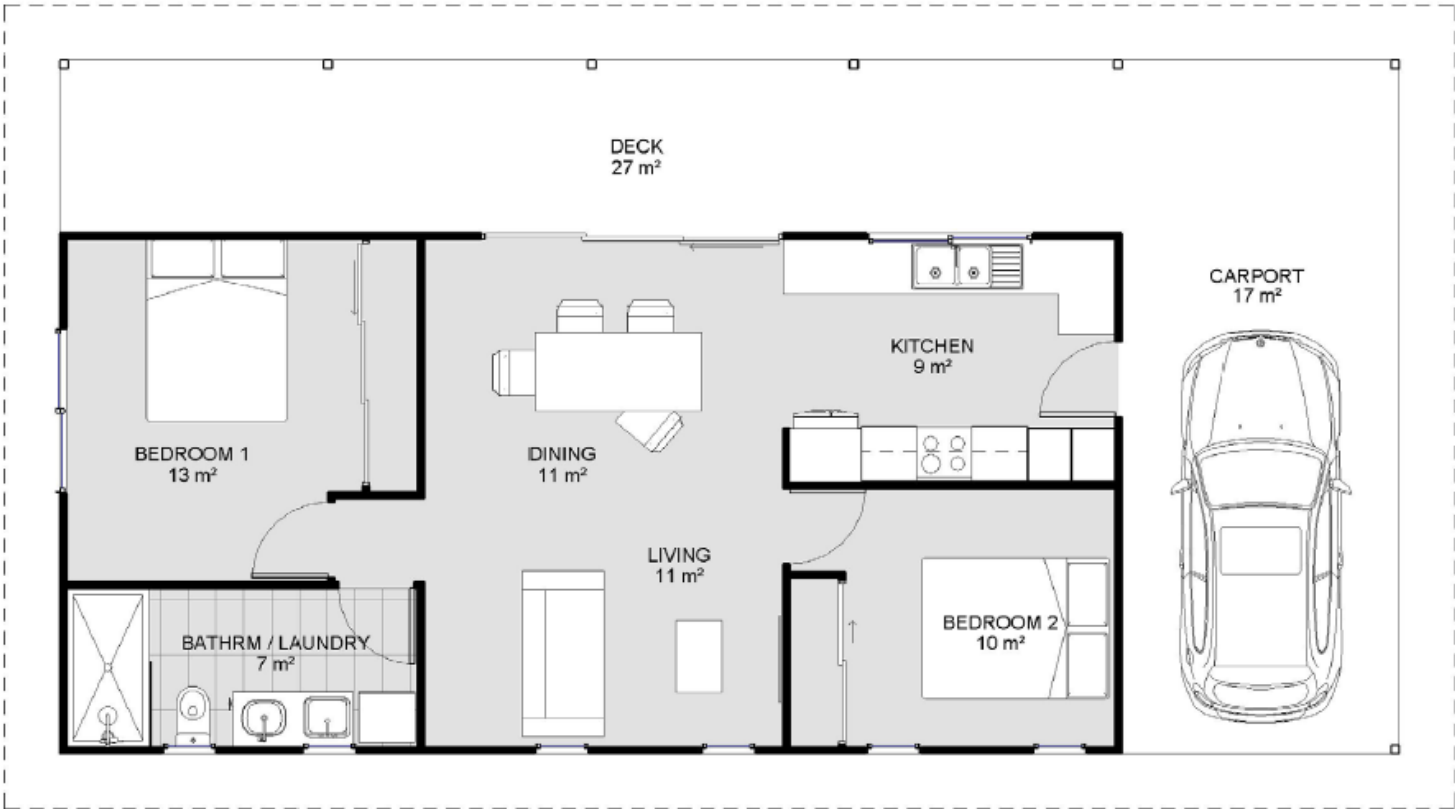
	Bedrooms	1		Enclosed area	(12.7m x 4.7m) 60m ²
	Bathrooms	1		Patio area	20m ²

Choose from Kit, Lock Up, or Turn Key solutions. We will help you through the process.



Flooded Gum 65

Images & renders are indicative only



	Bedrooms	2		Enclosed area	(11.5m x 5.65m) 65m²
	Bathrooms	1		Patio area	44m²

By choosing The Shed House, you are choosing to support local trades & manufacturing.

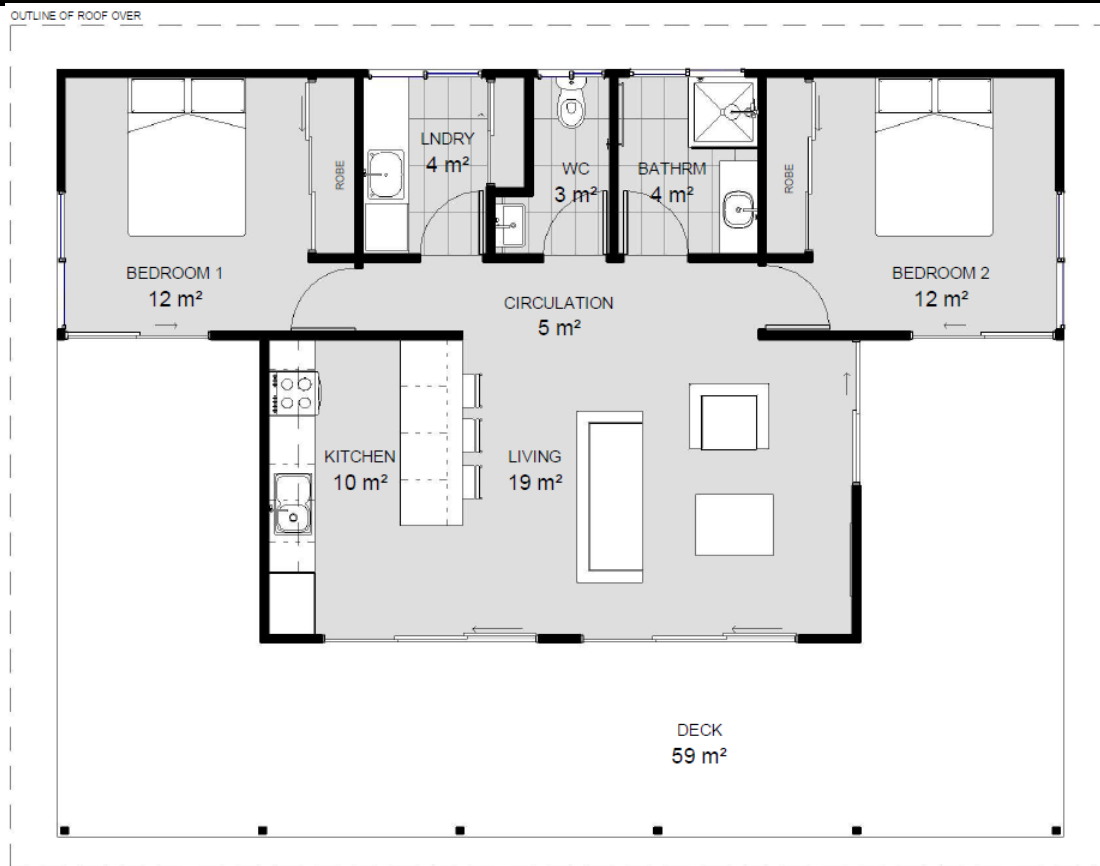


Keep it Local

By choosing The Shed House, you are supporting
local manufacturing and trades.

Kiamba 74

Images & renders are indicative only



Bedrooms

2



Enclosed area

74m²



Bathrooms

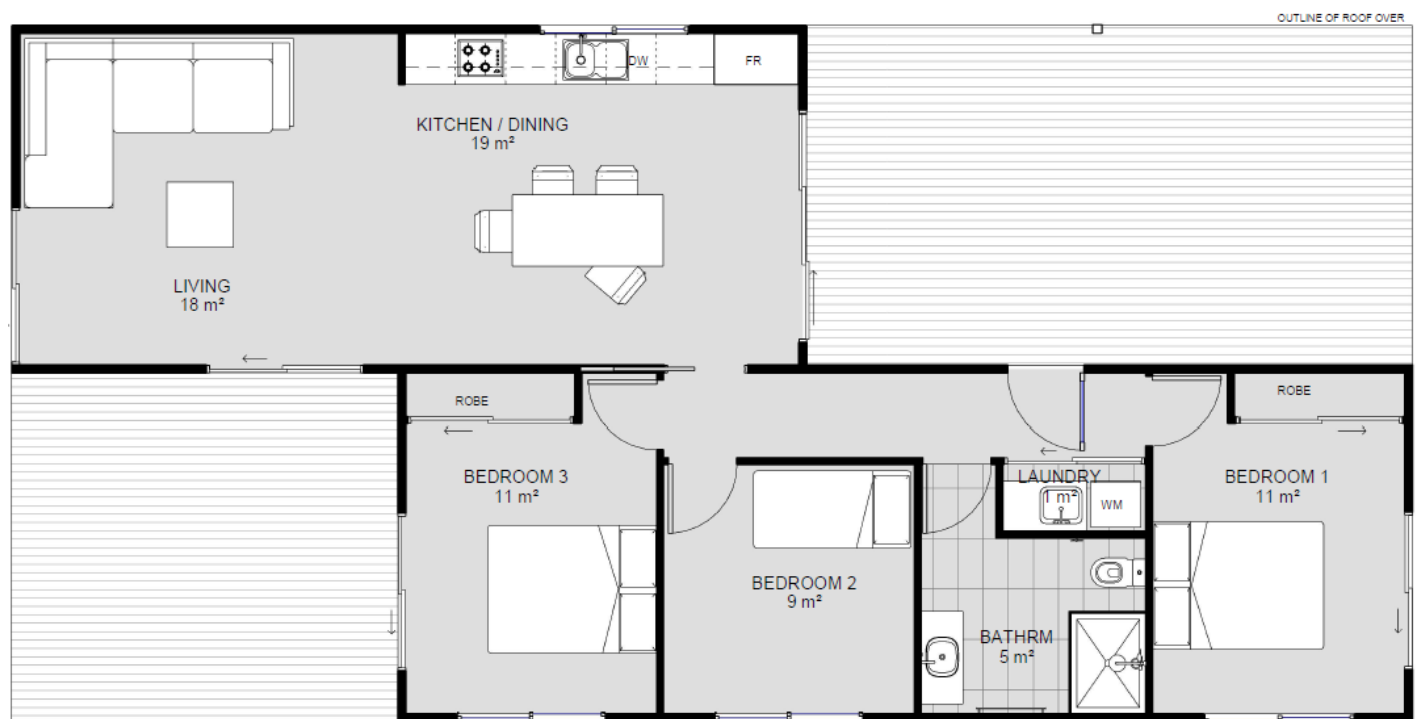
1



Patio area

69m²

Choose from Kit, Lock Up, or Turn Key solutions. We will help you through the process.



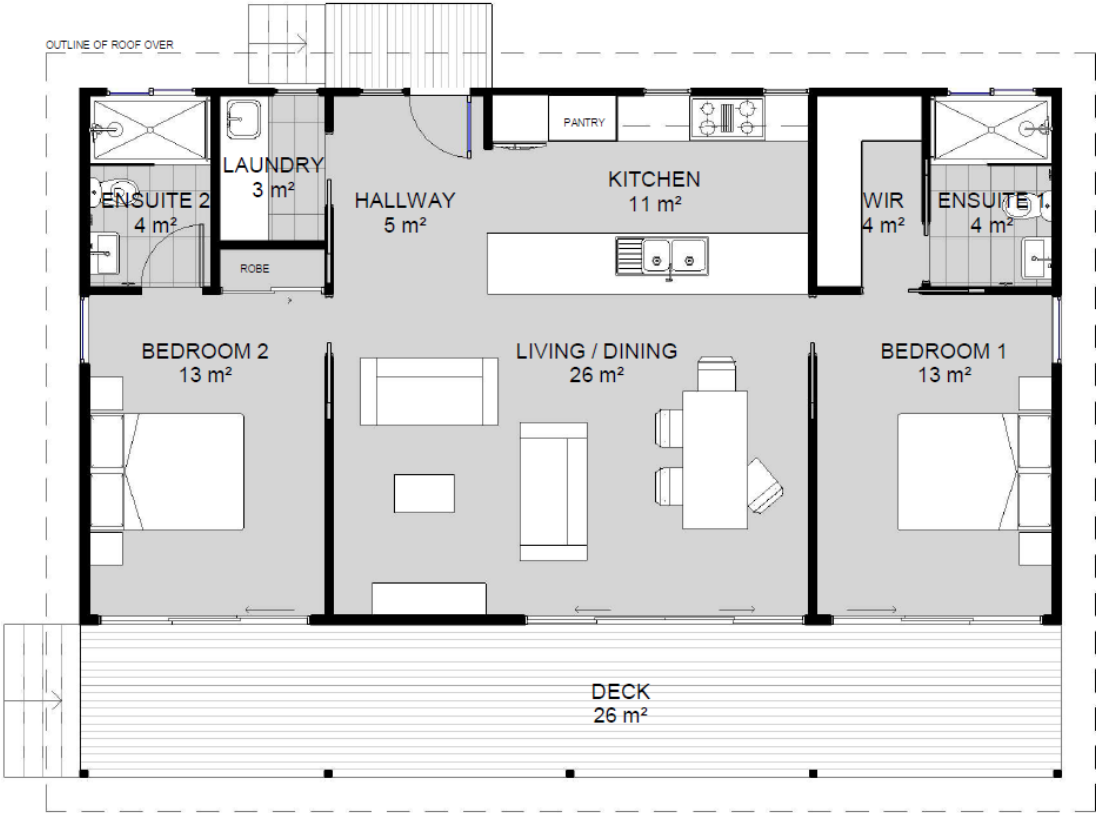
	Bedrooms	3		Enclosed area	90m ²
	Bathrooms	1		Patio area	46m ²

Follow your progress every step of the way with our customised client portal.



Tanawah 90

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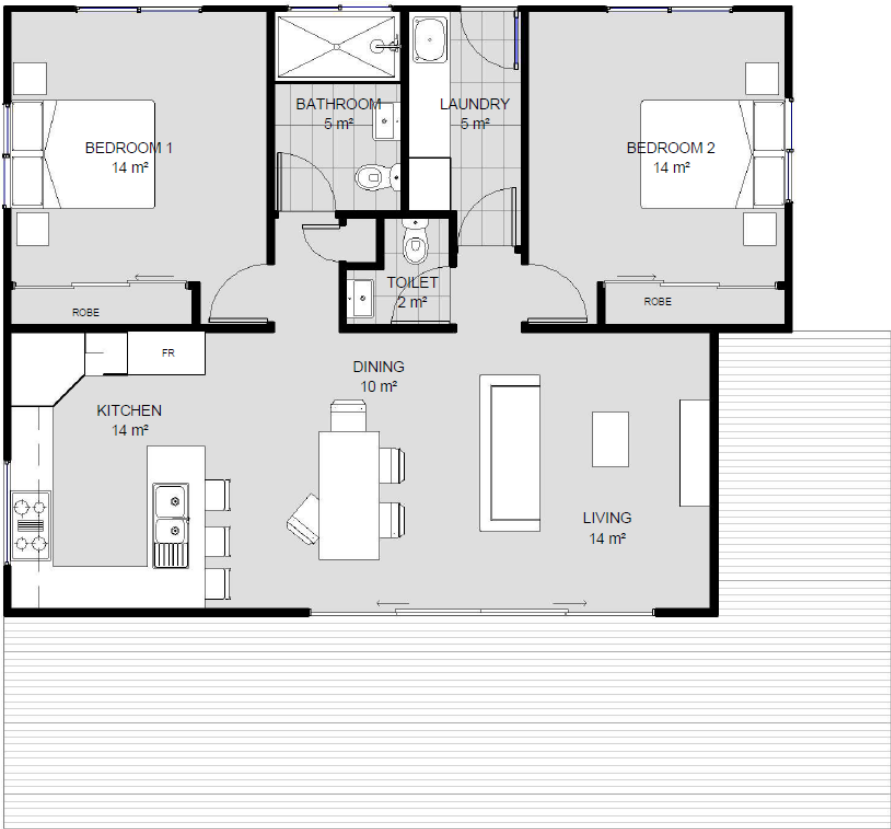
	Bedrooms	2		Enclosed area	(12.85m x 7m) 90m ²
	Bathrooms	2		Patio area	26m ²

All of our designs can be built on a concrete slab or suspended floor foundation.



Ilkley 90

Images & renders are indicative only



	Bedrooms	2		Enclosed area	(10m x 9m) 90m ²
	Bathrooms	1		Patio area	46m ²

Consider the environment with one of our 7 Star Energy Efficient designs.

TESTIMONIALS

Wouldn't hesitate to use them again.

Jason and his crew were excellent to deal with. We had a concept of what we wanted and they worked with us to bring our custom build to life. We had them manage the project until the lock up stage and then we took over the rest of the build under Owner Builder license.

The quality of their build and value for money was great and we have since recommended them to several other people looking to build Granny Flats on the Sunshine Coast.

“

I wholeheartedly recommend them to anyone seeking a reliable and high-quality building partner.

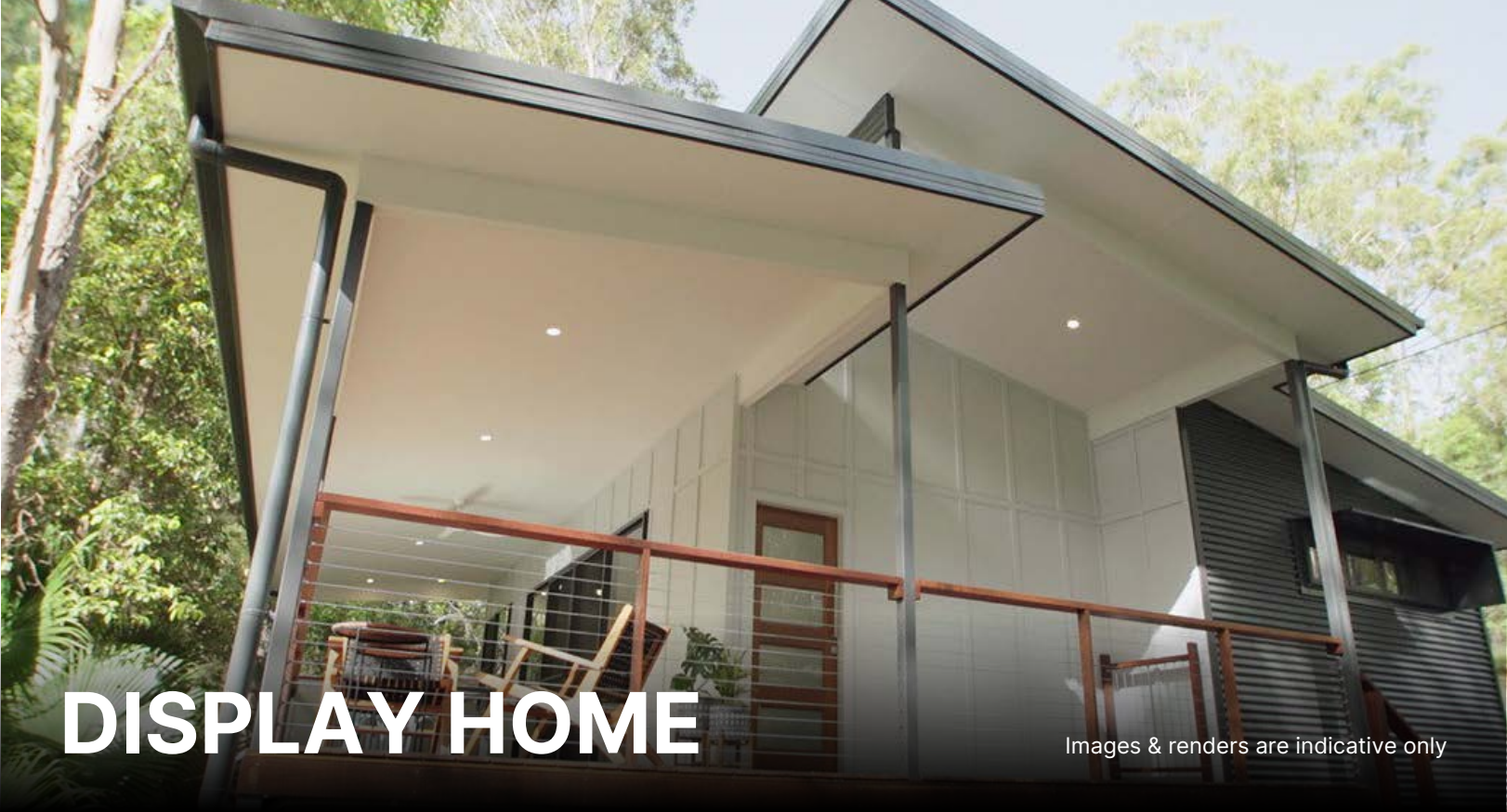
I recently had the pleasure of working with The Shed House and I am very impressed. From the outset, their communication was exemplary, ensuring that every step of the project was clear and transparent. They were not only responsive to my concerns but proactive in addressing them, which instilled confidence in their professionalism. The level of workmanship delivered was of a high stand, meeting my expectations in every aspect. What truly set them apart, however, was their team - unfailingly polite, approachable, and dedicated to ensuring client satisfaction. It's rare to find a company that excels in both craftsmanship and customer service, but TSH achieves just that.

“

A breath of fresh air following a horrible & unprofessional experience dealing with another builder doing renovations on my daughter's house.

Jason & his team built a granny flat for us on our daughter's property. We are very happy with the completed product.

They were very professional from design through to handover. All promises made were kept with stages completed within agreed timelines. All their staff & sub contractors were excellent to deal with and very considerate. Site was kept clean & tidy on a daily basis.



DISPLAY HOME

Images & renders are indicative only



BOOK YOUR INSPECTION TODAY!

0487 256 061 - enquiries@theshedhouse.com.au

Consider the environment with one of our 7 Star Energy Efficient designs.

Where do we build?



Green Zone

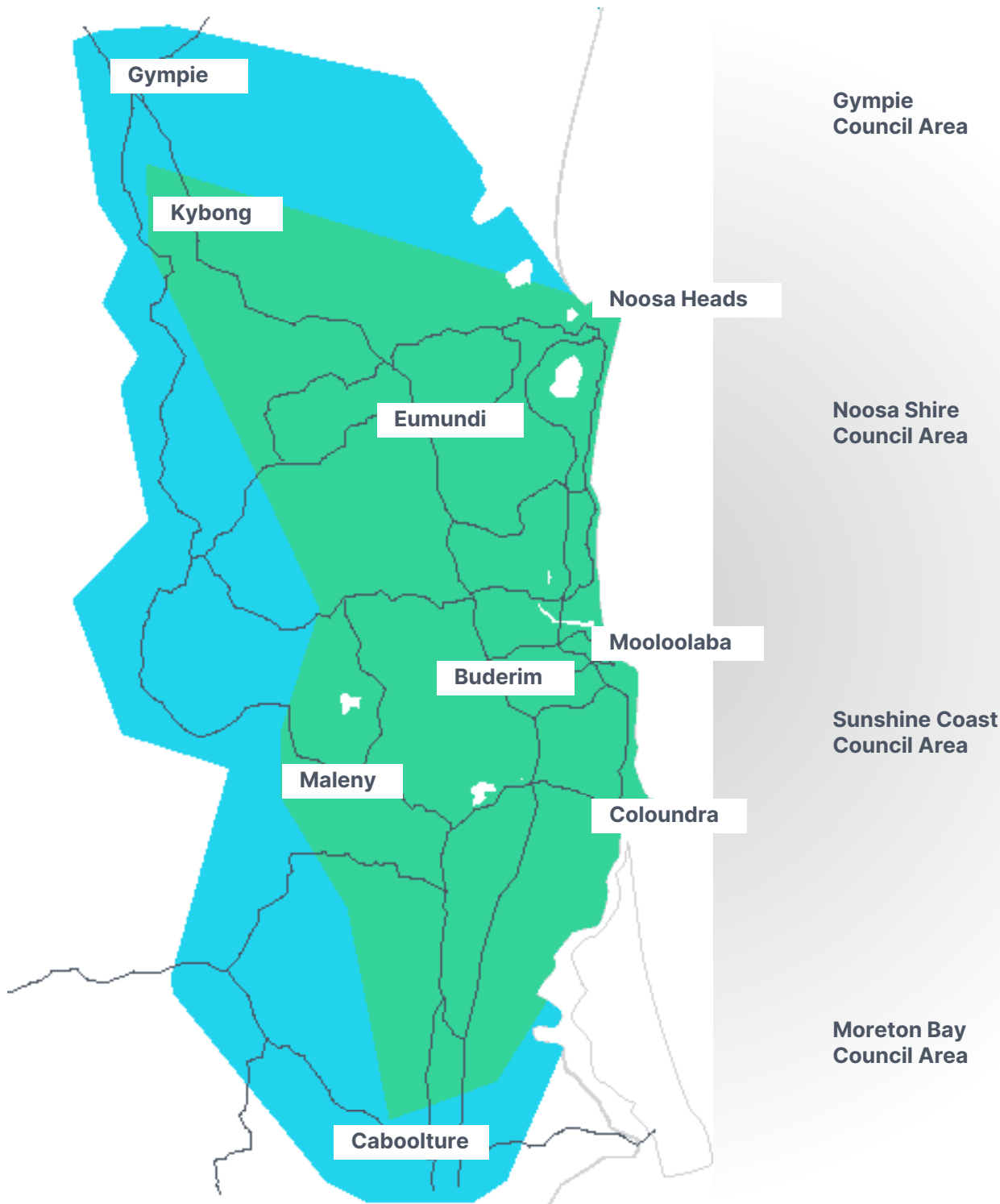
Within our regular service area.



Blue Zone

May incur additional travel fees.

Please enquire with our team to see if you are in either service region. All other areas by application.



Kit & Lock Up Inclusions

Remember we can customise our kits to suit you. Here is a guide of what we include.



Kit Inclusions

- Frame engineered to N3 wind rating – Form 15
- TRUECORE - Steel frame
 - Prefabricated wall frames
 - Prefabricated roof trusses or rafters
 - Ceiling battens
 - Roof battens
 - Frame hardware
- 2.4 high ceilings
- **Raked ceilings if marked**
- 600mm eaves
- Corrugated roof sheets
- Corrugated wall sheets
- Colour matched guttering and flashings
- Aluminium windows and doors
- Timber entry door
- Soffit board to eaves only (not verandah ceilings)
- Roof blanket insulation
- Wall sarking



Lock Up Inclusions

- All kit items constructed on your site
- Form 15 concrete slab designs
- Class 1A compliant concrete slab (subject to soil conditions)



Optional Upgrades

- Suspended floor system
- Raked ceiling
- Patio roof
- Delivery to site to be quoted



Exclusions

All items not mentioned above.



Any questions?

For clarification on kit only and lock up options please talk to our team today.



Getting Started

Struggling with Design and Approvals? We can help! Add on our Getting Started Package:

- Architectural Design
- Energy Efficiency
- Building Certification
- Plumbing Approval
- Soil Testing and Slope Stability
- Waste Water Design
- Bushfire Reports
- Site Survey



Turn Key Inclusions



The Essentials

- Architectural design
- Energy efficiency
- Building certification
- Plumbing approval
- Soil testing
- Structural engineering – form 15 – N3 wind rating
- Footing, frame and completion inspections
- Preparation of building contract and selections document
- QBCC insurance and QLeave



Lock Up Construction

- TRUECORE - Steel frame
 - Prefabricated wall frames
 - Prefabricated roof trusses or rafters
 - Ceiling battens
 - Roof battens
 - Frame hardware
- 2.4 high ceilings
- **Raked ceilings if marked**
- 600mm eaves
- Corrugated roof sheets
- Corrugated wall sheets
- Colour matched guttering and flashings
- Aluminium windows and doors
- Timber entry door
- Soffit board
- Roof blanket insulation
- Wall sarking
- Construction of the above items
- Class 1A concrete slab – subject to engineering design



Interior

- Wall and ceiling batt insulation
- Quality vinyl planks throughout



Kitchen

- Quality Laminex finishes to doors and panels
- 30mm Laminate benchtops
- Single stainless steel sink
- Whiteboard shelving inside cabinets
- Cupboard and drawer units as per kitchen design
- Fridge space
- Flick mixer tap to kitchen
- 600mm builders range underbench electric oven
- 600mm builders range electric cooktop
- 600mm builders range rangehood
- Tile splash back following benchtops



Bathroom & Laundry

- Ceramic dual flush toilet suite
- Builders range roll holder and 600mm towel rail
- Flick mixer to laundry sink with 42L utility sink
- Pivot shower screen - set size
- Vanity basin in bathroom/s
- Tiles to floor, skirting tiles and tiles to bath area (including nib wall and bath splash)
- Tiled shower and walls
- Tiled vanity splashback



Bedrooms

- Built-in robes with hanging rail, 3 shelves
- Vinyl finish sliding doors



Electrical & Plumbing

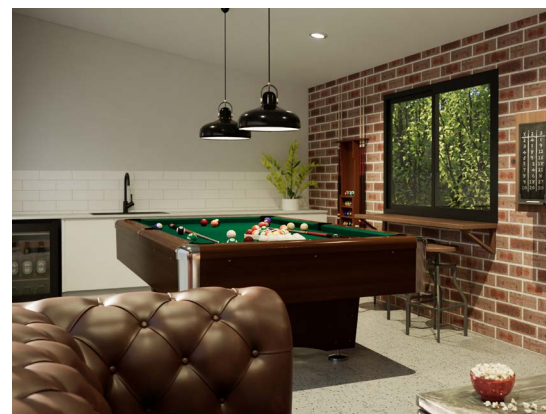
- All electrical and plumbing complete within your home
- Double power points throughout
- Switch board with circuit breaker fitted for safety
- Smoke alarms connected to mains supply with backup power supply
- Electric hot water unit, size based on individual requirements
- One weatherproof double powerpoint, outdoors
- TV aerial point
- LED downlights throughout
- Exhaust fan to bathrooms and toilet



Lock Up & Delivery

Final internal clean before handover.

[Continued overleaf...](#)



Turn Key Inclusions



Optional Extras & Upgrades

- Stone Benchtops to kitchen
- Dishwasher
- Tinted windows
- Weathertex or James Hardie Scyon Cladding
- 2550mm or 2700mm ceiling height
- Raked ceilings
- Square cornice
- Additional down lights / powerpoints / exterior sensor lights
- Full height tiling in wet areas
- Concrete driveways and pathways
- Additional shelving to wardrobes
- Ceiling fans and air-conditioning



Floor System

By Request

- Steel floor system
- Hardwood decking
- Stainless steel wire balustrade
- Galvanised stair stringer
- Hardwood stair treads



Excluded Items

We shall discuss the below items once we have completed a site assessment and discussed your specific needs.

- Slope Stability
- Waste Water Design
- Bushfire Reports
- Site Survey
- Town planning and council relaxation fees
- Crane hire and scaffolding
- Window furnishings
- Water tanks and pumps
- Waste water treatment systems
- Stormwater connection
- Mains electrical power connection
- Sewer line connection
- Gas connections, gas supply
- Rock excavation and site clearing
- Landscaping, access driveways and retaining walls
- Perimeter subfloor skirting
- Temporary power, site toilet and security fencing





The Frame

Each Shed House frame is manufactured locally using TRUECORE® steel.

Our frames come prefabricated allowing for quick on site construction and come with pre-punched service holes making it easy for the plumber and electrician.

A Shed House frame is straight and true, will stand the test of time and is termite and borer proof.





Aluminium Windows and Doors

All glass sliding windows and glass sliding doors supplied meet Australian standards and

are available in a wide range of powder coated finishes. They come with fly screens as standard or you can upgrade to security screens. BAL rated windows and screens are also available for an additional cost.



Colours

The surface finishes shown represent the standard range of powdercoat colours offered.

Colours may vary due to monitors, lighting conditions and print processes.



Black (Satin)



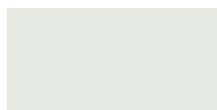
Monument (Matt)



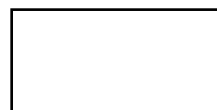
Woodland Grey (Satin)



Ultra Silver (Gloss)



Surfmist (Matt)



Pearl White (Gloss)



Dune (Satin)



Paperbark (Satin)



External Cladding and Roofing Options

You have the choice between Corrugated or Trimdek cladding. Our cladding comes with a complete warranty, and will stand the test of time in the tough Australian climate.



Colours

The surface finishes shown represent the standard range of powdercoat colours offered.

Colours may vary due to monitors, lighting conditions and print processes.

		Dover White™	Surfmist™
Evening Haze™	Classic Cream™	Paperbark™	Dune™
Southerley™	Shale Grey™	Bluegum™	Windspray™
Gully™	Jasper™	Wallaby™	Basalt™
Woodland Grey™	Monument™	Night Sky™	Ultra Silver (Gloss)
Ironstone™	Cottage Green™	Pale Eucalypt™	Manor Red™



Gutters, Fascia and Barge

Available to match the roof colour (or different if you would prefer). Please refer to the colour selection document for full colour selection options. We offer the Trimline slotted

gutter, the Novaline fascia and 90mm white PVC downpipes (un-painted) as standard.



Soffit Board

In the standard 600mm width, to line the eaves of your external roof frame.





Insulation

Insulating your home is a great way of increasing comfort levels through the seasonal weather changes. As standard, we offer roof blanket and wall sarking.

Your energy efficiency report will state exactly what insulation your home requires.

Earthwool 55mm Roof Insulation or 7mm Thermalbrane

- Space Blanket is non-combustible and is suitable for use in residential dwellings
- Heavy duty foil facing
- Earthwool R-1.3 blanket
- Suitable for timber or steel frame roofs
- Non-combustible glasswool insulation
- Low VOC



Ametalin Silverwrap

Ametalin Silverwrap is a 97% reflective, pliable building membrane. It is an excellent barrier to radiant heat, enhancing the energy performance and thermal comfort of a building, while providing a physical barrier layer to protect against water and air infiltration.

Want to know more about our inclusions? Make an enquiry with us today.
Please refer to the full inclusions list at the end of this document for more information.



We are a **family owned** and operated small business located on the Sunshine Coast. Our dedicated team of **local** builders, architects, interior designers and other professional tradespeople provide you with sound advice and quality workmanship. We take **pride** in building unique living alternatives for our local communities.

Contact us to see how our family can find the right housing alternative for yours.

For all enquiries:



PHONE 0487 256 061



EMAIL enquiries@theshedhouse.com.au



Let's design your dream Granny Flat today

www.theshedhouse.com.au

QBCC Licence number 15140876QBC



Proud Member