

Granny Flats



Discover the freedom of flexible living

A carefully curated range of designs from across our most popular home series, all thoughtfully configured as compliant Granny Flats for most local council requirements.



Whether you're creating space for family, unlocking additional income, or designing your own private retreat, these homes are built to make more of your property and your lifestyle.

Each design combines smart, efficient layouts with the signature Shed House style, giving you the flexibility to customise, expand, and truly make it your own.



Luna 6

POD

Images & Renders are indicative only

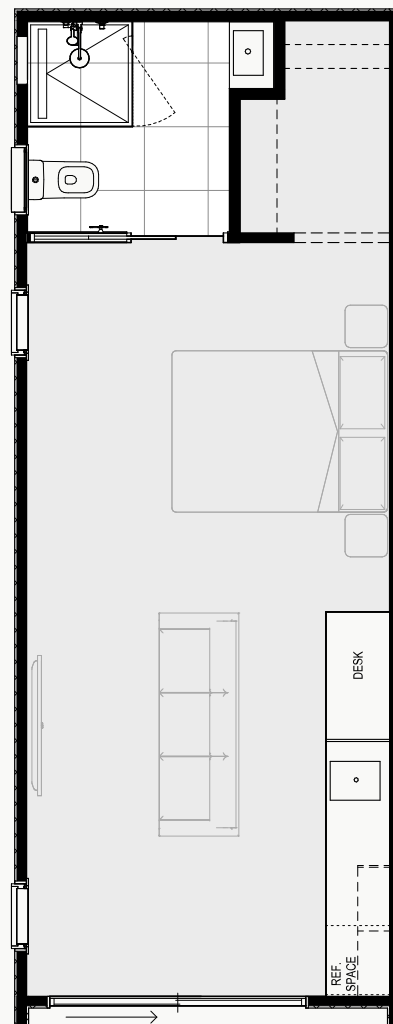
Specifications

 Bedrooms **1**

 Bathrooms **1**

 Dimensions **9.57m x 3.6m**

 Area **34.5m²**



Botanica 8 POD

Images & Renders are indicative only

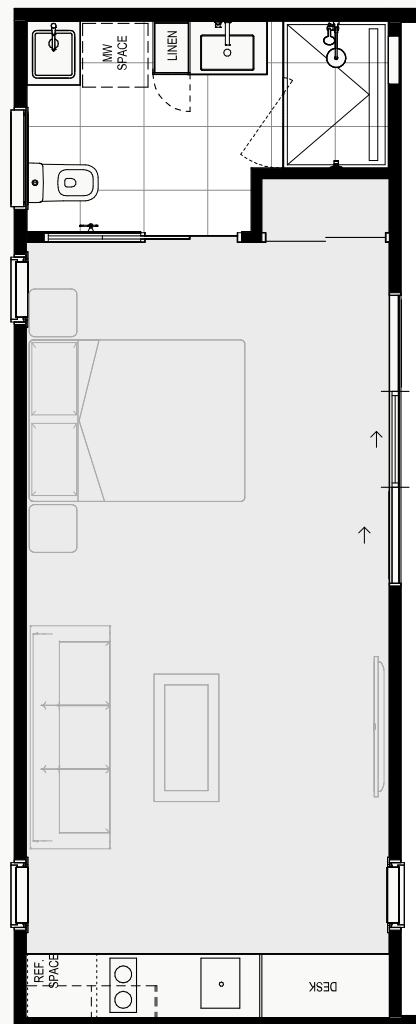
Specifications

 Bedrooms **1**

 Bathrooms **1**

 Dimensions **9.57m x 3.6m**

 Area **34.5m²**





Hunchy 38

Images & Renders are indicative only

Specifications

 Bedrooms **1**

 Bathrooms **1**

 Enclosed area **38m²**

9.15m x 4.15m

 Deck area **13m²**

4.5m x 3m



Ikley 45

Images & Renders are indicative only

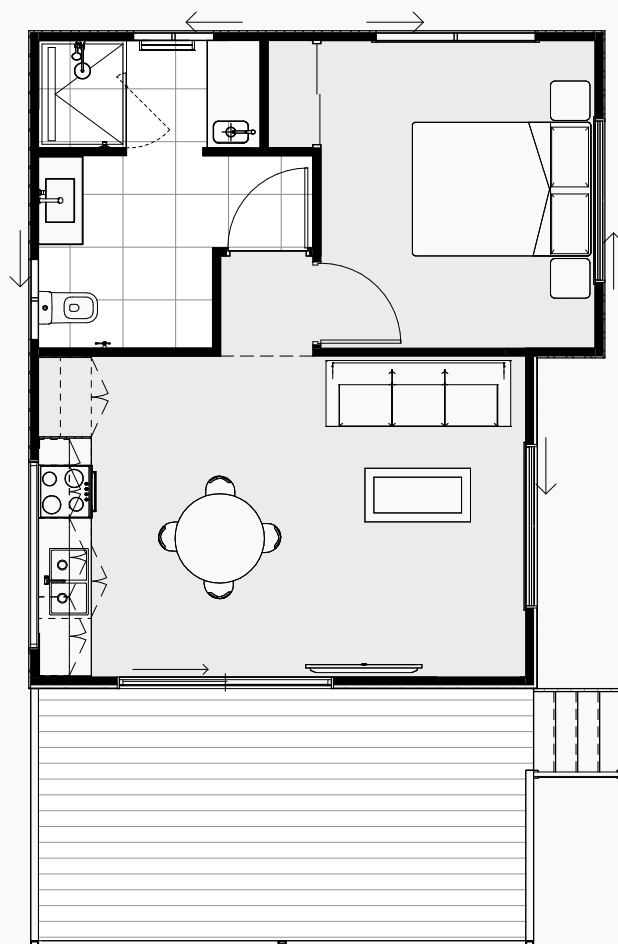
Specifications

 Bedrooms **1**

 Bathrooms **1**

 Enclosed area **45m²**
(approx) **7.5m x 6m**

 Deck area **17m²**
5.7m x 3m



Ikley 60

Images & Renders are indicative only

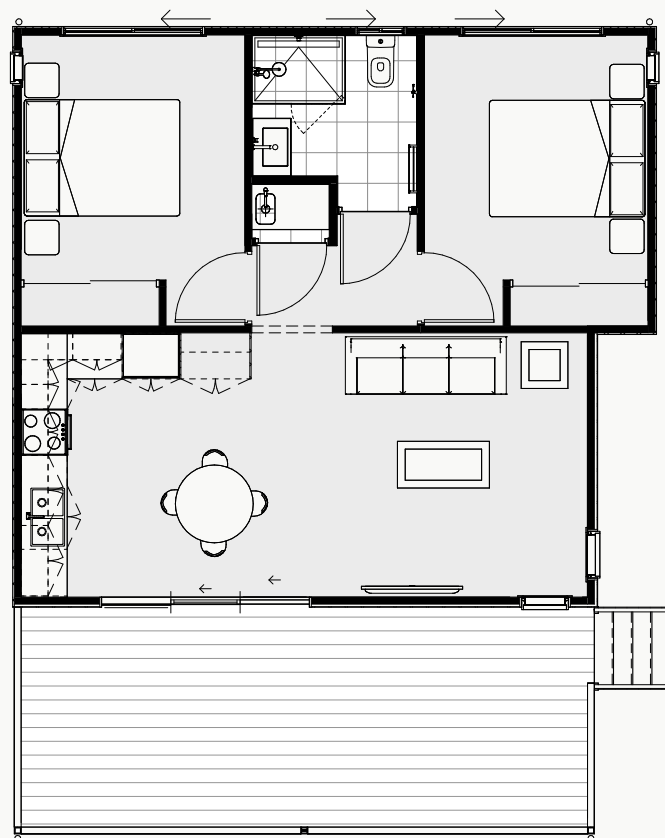
Specifications

 Bedrooms **2**

 Bathrooms **1**

 Enclosed area **60m²**
(approx) **7.5m x 8m**

 Deck area **22m²**
7.5m x 3m



Flooded Gum 65

Images & Renders are indicative only

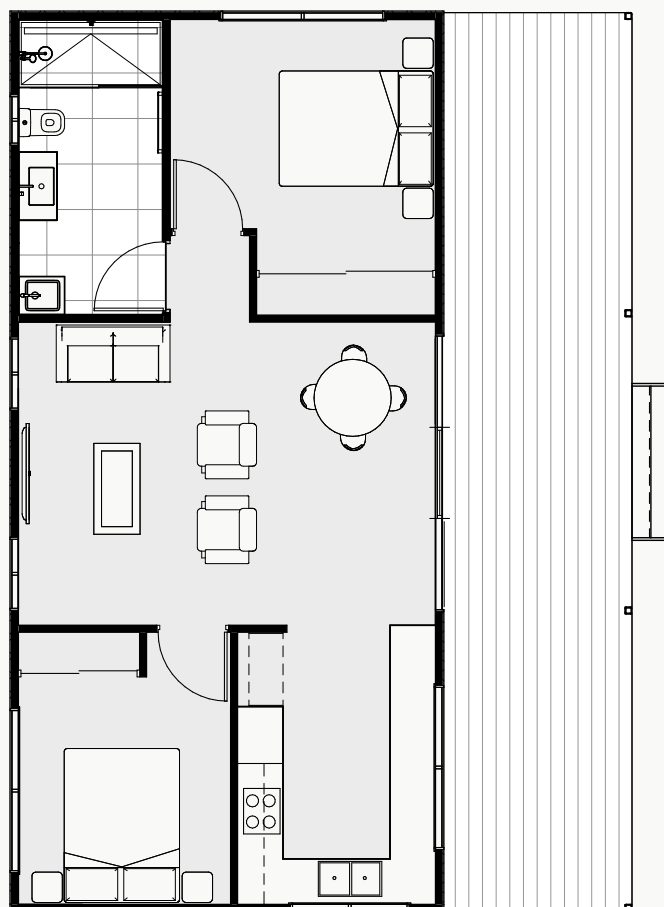
Specifications

 Bedrooms **2**

 Bathrooms **1**

 Enclosed area **65m²**
11.65m x 5.5m

 Deck area **29m²**
11.65m x 2.5m





Tanawah 90

Images & Renders are indicative only

Specifications

 Bedrooms **2**

 Bathrooms **2**

 Enclosed area **90m²**
13m x 6.9m

 Deck area **32m²**
13m x 2.5m



Ikley 90

Images & Renders are indicative only

Specifications

 Bedrooms **2**

 Bathrooms **1.5**

 Enclosed area **90m²**
(approx) **10.6m x 8.5m**

 Deck area **30m²**
10m x 3m

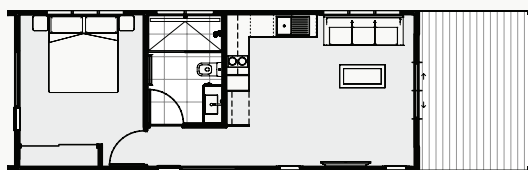


EVO

Extendable Granny Flats 45 - 65m²

Images & Renders are indicative only

EVO 45



Bedrooms

1



Bathrooms

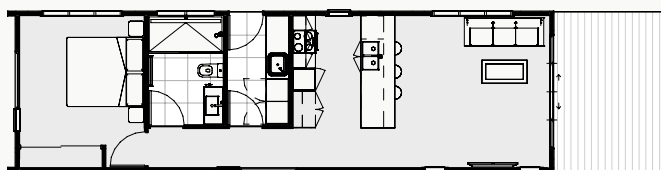
1



Internal **45m²**

Deck **12.5m²**

EVO 60



Bedrooms

1



Bathrooms

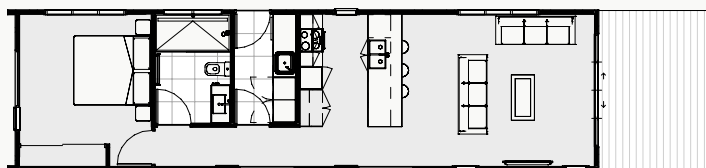
1



Internal **60m²**

Deck **12.5m²**

EVO 65



Bedrooms

1



Bathrooms

1



Internal **65m²**

Deck **12.5m²**

Choose from kit, lock up or turn key solutions. We will help you through the process.

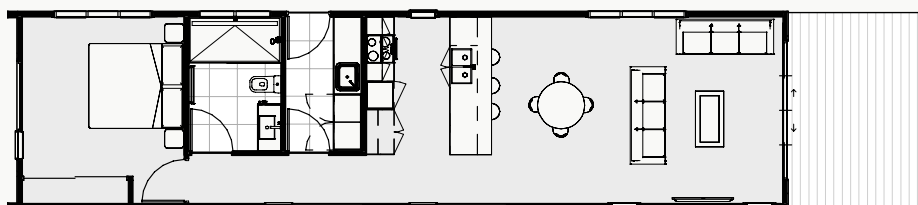


EVO

Extendable Granny Flats 70 - 90m²

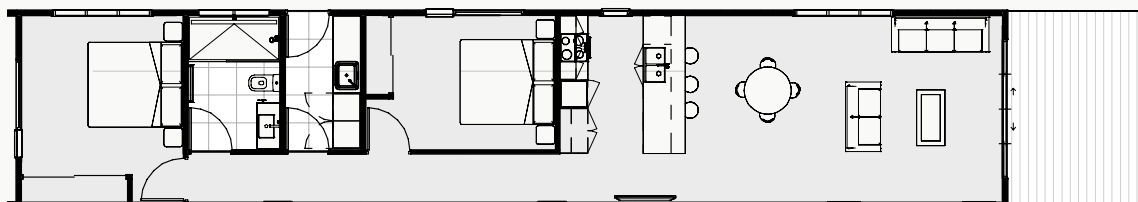
Images & Renders are indicative only

EVO 70



 Bedrooms **1**
 Bathrooms **1**
 Internal **70m²**
 Deck **12.5m²**

EVO 90



 Bedrooms **2**
 Bathrooms **1**
 Internal **90m²**
 Deck **12.5m²**

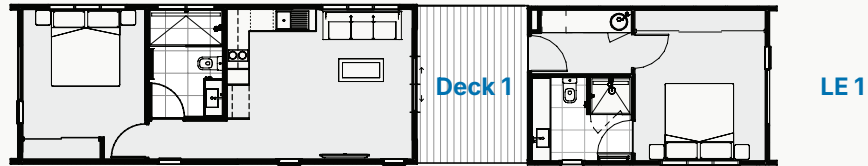
Add additional decks for even more space!

EVO

Extendable Granny Flat Combinations

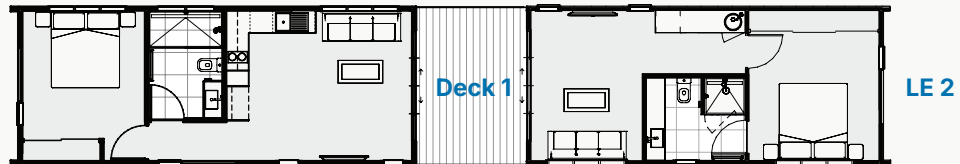
EVO 45

with LE 1
and Deck 1



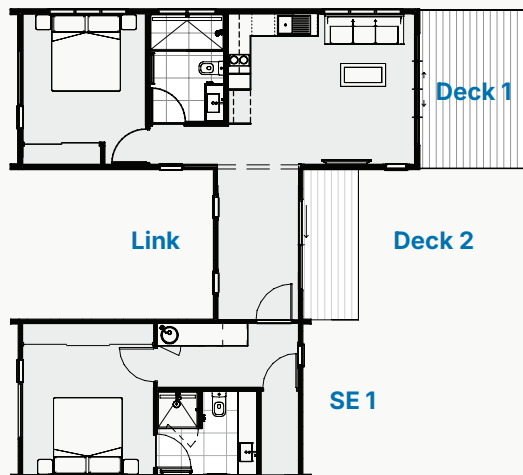
EVO 45

with LE 2
and Deck 1



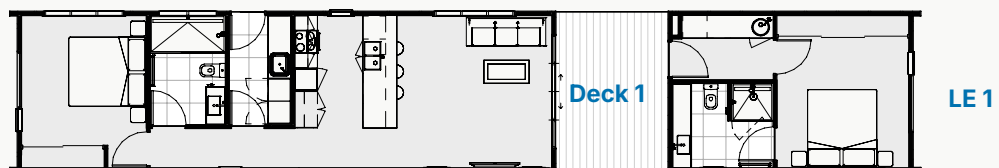
EVO 45

with SE 1, Link
Deck 1 and Deck 2



EVO 60

with LE 1
and Deck 1



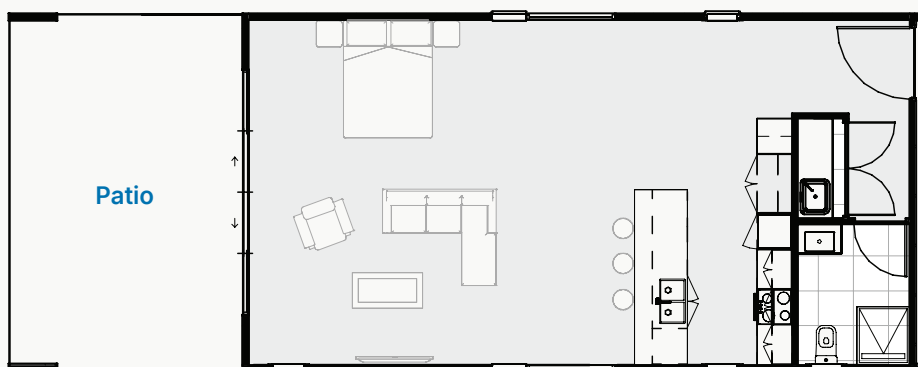
Each base design can be extended through one of 5 extension modules; linking either through a deck or patio on the end or a side extension passage.

EVO X

Premium Granny Flat Range

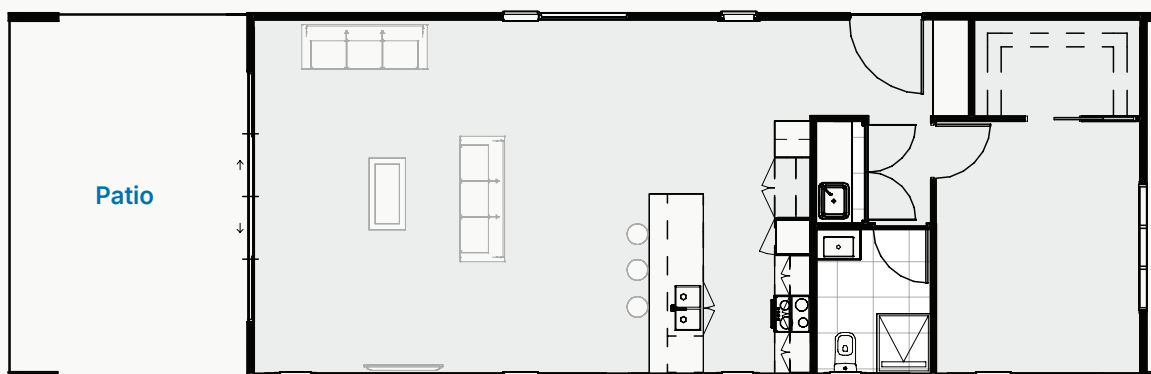
Images & Renders are indicative only

EVO X 70



	Bedrooms	1
	Bathrooms	1
	Internal	70m ²
	Patio	24m ²

EVO X 90



	Bedrooms	1
	Bathrooms	1
	Internal	90m ²
	Patio	24m ²

Price List

Concrete Slab

All price lists are based on our standard range of inclusions and do not include any site specific items. This relates to items such as water tanks, waste systems, service connections, scaffolding, earth works or disability ramps.

Design	GFA (m ²)	Patio (m ²)	Bed	Bath	Lock Up	Turn Key
Luna 6	35	-	1	1	\$70,000	\$151,000
Botanica 8	35	-	1	1	\$77,000	\$162,000
Hunchy 38	38	13	1	1	\$93,000	\$193,000
Ilkley 45	45	17	1	1	\$112,000	\$218,000
Ilkley 60	60	22	2	1	\$133,000	\$265,000
Flooded Gum 65	65	29	2	1	\$135,000	\$267,000
Tanawah 90	90	32	2	2	\$190,000	\$366,000
Ilkley 90	90	30	2	1.5	\$185,000	\$351,000
Evo 45	45	12.5	1	1	\$105,000	\$215,000
Evo 60	60	12.5	1	1	\$127,000	\$255,000
Evo 65	65	12.5	1	1	\$135,000	\$266,000
Evo 70	70	12.5	1	1	\$139,000	\$275,000
Evo 90	90	12.5	2	1	\$165,000	\$315,000
Evo X 70	70	24	1	1	\$146,000	\$275,000
Evo X 90	90	24	1	1	\$173,000	\$321,000

Price List

Suspended Floor

All price lists are based on our standard range of inclusions and do not include any site specific items. This relates to items such as water tanks, waste systems, service connections, scaffolding, earth works or disability ramps.

Design	GFA (m ²)	Patio (m ²)	Bed	Bath	Lock Up	Turn Key
Luna 6	35	-	1	1	\$78,000	\$162,000
Botanica 8	35	-	1	1	\$86,000	\$171,000
Hunchy 38	38	13	1	1	\$115,000	\$221,000
Ilkley 45	45	17	1	1	\$143,000	\$253,000
Ilkley 60	60	22	2	1	\$174,000	\$308,000
Flooded Gum 65	65	29	2	1	\$162,000	\$295,000
Tanawah 90	90	32	2	2	\$245,000	\$412,000
Ilkley 90	90	30	2	1.5	\$240,000	\$408,000
Evo 45	45	12.5	1	1	\$115,000	\$226,000
Evo 60	60	12.5	1	1	\$142,000	\$270,000
Evo 65	65	12.5	1	1	\$151,000	\$282,000
Evo 70	70	12.5	1	1	\$156,000	\$292,000
Evo 90	90	12.5	2	1	\$186,000	\$337,000
Evo X 70	70	24	1	1	-	-
Evo X 90	90	24	1	1	-	-

Kit, Lock Up or Turn Key

Item	Lock Up Kit	Lock Up Build	Turn Key Build
Preliminaries			
Design and Engineering Package*	Included	Included	Included
Building and Plumbing approval	-	-	Included
Base - Slab Specific			
Under slab plumbing and electrical	-	-	Included ▲
Concrete Slab	-	Included ▲	Included ▲
Base - Floor System Specific			
Steel floor system with SHS posts - 1m high	Included △	Included ▲	Included ▲
Frame			
Prefabricated 90mm TrueCore steel wall frames - N3 wind rating	Included △	Included ▲	Included ▲
High raked ceilings (Design dependant) *	Included △	Included ▲	Included ▲
Roof			
Colorbond Roof sheeting, fascia and gutter	Included △	Included ▲	Included ▲
Roof blanket insulation R1.5	Included △	Included ▲	Included ▲
Insulated panel roofing - patio roofs	Included △	Included ▲	Included ▲
Exterior			
Gjames windows and doors	Included △	Included ▲	Included ▲
Fly screens for Gjames windows and doors	Included △	Included ▲	Included ▲
Colorbond wall cladding	Included △	Included ▲	Included ▲
WeatherTex - Weathergroove cladding	Included △	Included ▲	Included ▲
Timber trims and flashings	Included △	Included ▲	Included ▲
Plumbing and electrical	-	-	Included ▲
Painting	-	-	Included ▲
Decks			
Decking boards	-	-	Included ▲
Wire balustrade with timber handrail	-	-	Included ▲
Stairs with treads and handrail	-	-	Included ▲
Internal (Refer to inclusions brochure for full specification)			
Interior finishes	-	-	Included ▲
Interior painting	-	-	Included ▲

* **Design and Engineering Package** - We allow for a site specific site plan to establish your chosen design on your property. Custom design packages will be assessed and priced individually. **Site reports** - as all sites have different requirements we will provide a full list and costs of required reports for all our turn key projects. Kit and lock up projects will be required to arrange their own reports.

* **High raked ceilings** are design dependant

Meet the Team



Kelly

Director / Account Manager



Jason

General Manager

Our vision...

At The Shed House, we believe it's the little things that make the building journey an enjoyable one for our clients.



Kirsty

Detailer



Isaac

Sales Manager



Jeremy

Nut & Bolt Extraordinaire



Adam

Designer



Briana

Interior Designer



Peter

Construction Supervisor



Troy

Leading Hand



Luke

Leading Hand



Jason

Senior Carpenter



Paul

Senior Carpenter



Lapo

Carpenter



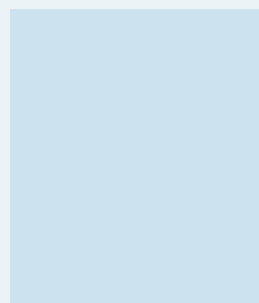
Dave

Junior Carpenter



Matt

Junior Carpenter



Lachie

Apprentice Carpenter

Where do we build?

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



Green Zone

Within our regular service area.



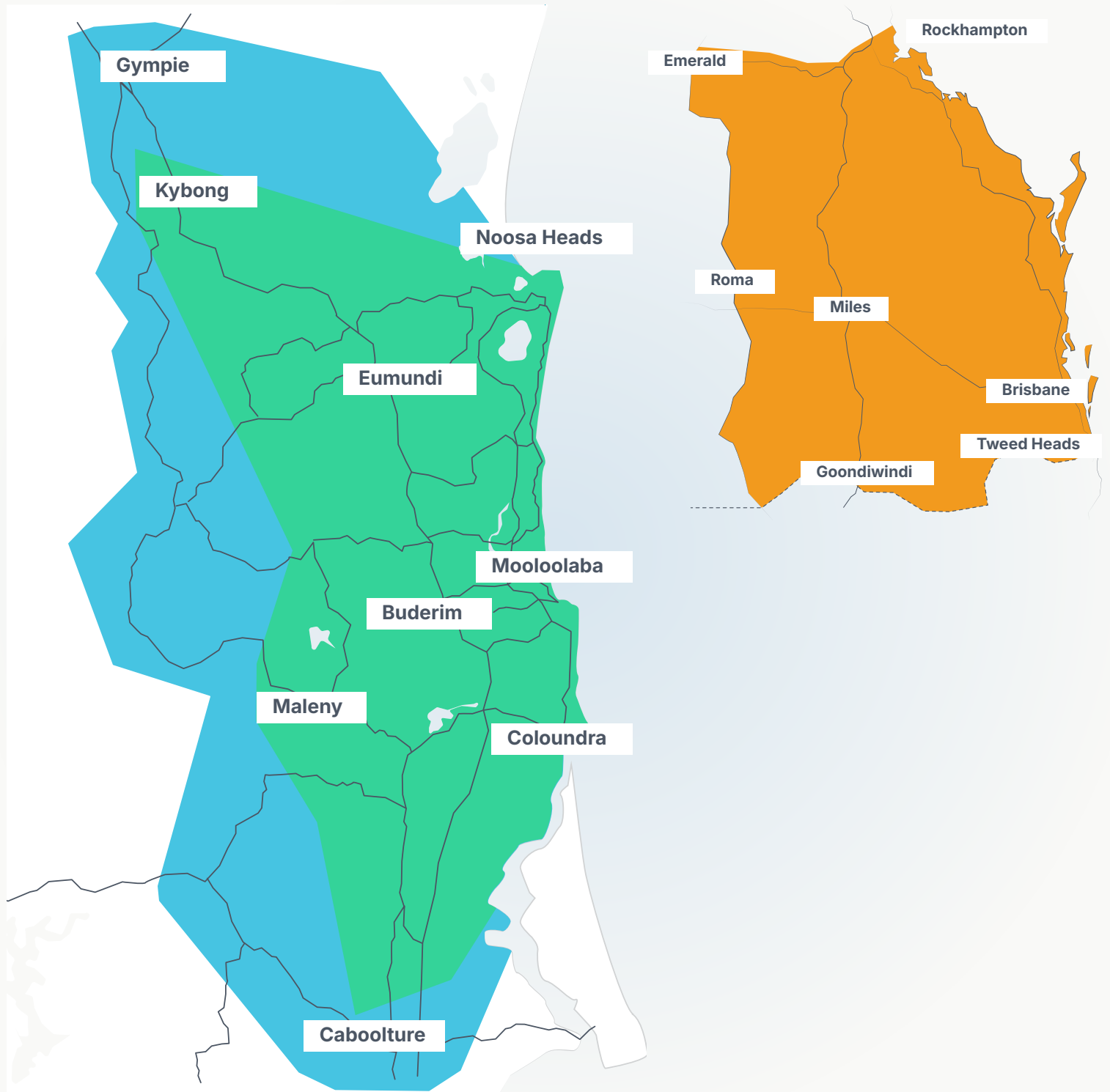
Blue Zone

May incur additional travel fees.



Orange Zone

Kit supply service area.



Build with Confidence, Locally

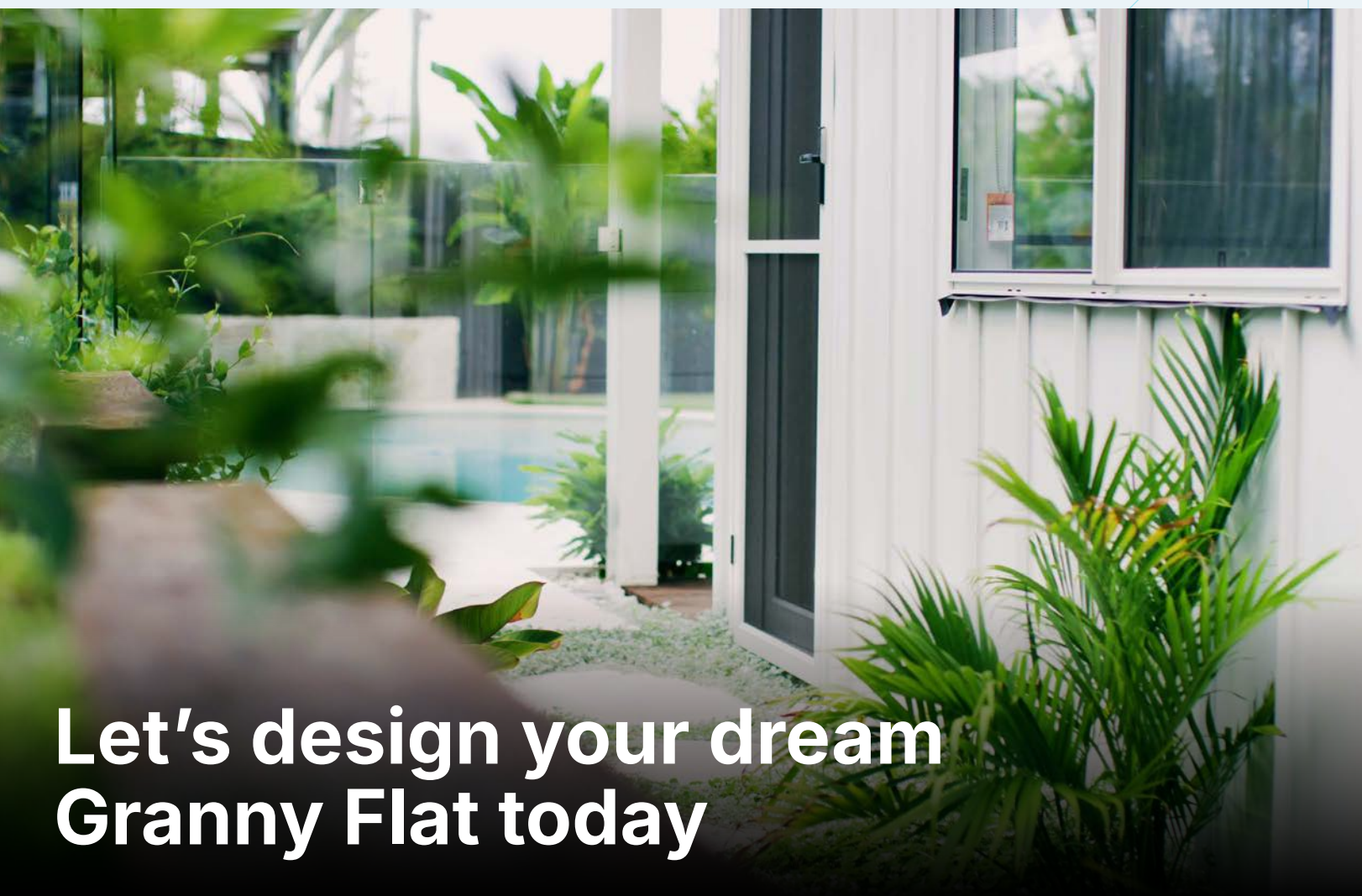
We are a family-owned and operated business on the Sunshine Coast. Our local team of professionals delivers expert advice and quality workmanship on every home.

We take pride in creating unique living solutions tailored to your lifestyle. Contact us to see how our family can help find the right home for yours.

For all enquiries:

 **PHONE: 0487 256 061**

 **EMAIL: enquiries@theshedhouse.com.au**

A photograph of a modern white granny flat with large windows and a glass door. The flat is surrounded by lush green plants and a swimming pool is visible in the background.

Let's design your dream Granny Flat today