

OUR SERVICES INCLUDE
GARAGE / STUDIO CONVERSIONS
HOME OFFICES
ONE BEDROOM GRANNY FLATS
TWO BEDROOM GRANNY FLATS

ABOUT US

We here at Granny Flats Sydney strive to provide architectural designed affordable housing whilst still providing good quality and value for money. We offer a personalised service, are versatile and manage your granny flat project from stage one right through to completion.



CREATE & ENJOY
MORE SPACE
IN YOUR HOME



We specialise in studios, one and two bedroom granny flats, or any multi-purpose detached buildings.

SERVICE WITH A DIFFERENCE

Throughout the building process you will only need to deal with one person who will attend to all your needs, thus, ensuring that your expectations of quality, comfort and style are exceeded.

Our team, comprising of staff and specialist tradespeople, are hand picked, selected and tested to maintain our commitment to providing the highest quality of workmanship on your granny flat.

ARCHITECTURALLY
DESIGNED
GRANNY FLATS



ENHANCE YOUR
PROPERTY'S VALUE
WITH A GRANNY FLAT



OBLIGATION FREE QUOTES

Why not take advantage of our years of experience. Call us today to provide an obligation free quote anywhere in Sydney's Metropolitan Area.

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Wetherill Park BC NSW 2164
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SPECIALISING IN
STUDIOS
ONE BEDROOM
TWO BEDROOM
GRANNY FLATS

WWW.MYGRANNYFLATS.COM.AU

WHY GRANNY FLATS?

INVESTMENT OPPORTUNITIES

Not using the entire parcel of your home or investment property. How about we utilise the use of that unwanted space and create positive cash.

NEWLYWEDS

With everything being so expensive these days, it is becoming more and more difficult for young couples to save for a deposit on a new home. It would be much easier to find \$10,000 for a deposit to build a brand new granny flat.

PROVIDING FOR THE FAMILY

An inexpensive way of providing a brand new home within your property for your elderly parents or teenage kids. It is an easy way of providing them with both with their independence and privacy whilst having the security of them being close to home and in a safe place.

GRANNY FLATS AS AN INVESTMENT

Granny flats are an **affordable and safer investment.**



GETAWAY

Need a space for hobbies or extra caricular activities? A Granny flat is an inexpensive get away where you can relax and do what you love to do best.

WORKING FROM HOME

Ever considered how great it would be to work from home, save on fuel, tolls, car expenses, rent, parking and office leases? Well a brand new home office could be built in your own backyard for a fraction of the cost of a commercial office, while saving you money on all the other expenses.



INVESTMENT ANALYSIS

- ✓ Achieve an excellent investment return
- ✓ Turn negatively geared properties into a positive cash flow investment.
- ✓ Attain rental yields of 15-25% per annum PLUS capital growth each year
- ✓ Have tax depreciation benefits of up to \$6,000 per annum
- ✓ Is a tangible asset that you can see and touch
- ✓ Provides peace of mind knowing that your investment is not reliant on the stock market
- ✓ Provide extra income which allow's you to pay down your mortgage quicker
- ✓ Creates greater equity to your home or investment portfolio



LET'S ASSUME THE FOLLOWING:

Rental income of \$350 per week amounts to	\$18,200
Average price of 2 bedroom Granny flat amounts to	\$95,000
Yield on rental return:	19%
Repayments on loan for Granny flat (95,000 x 6%)	\$5,700
Therefore	\$18,200 -
	\$5,700
Money left after paid off repayments	\$12,500

