
GRANNY FLAT

THE COMPLETE COLLECTION





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GREETINGS FROM AB&C BUILDING AND CONSTRUCTIONS

AB&C Building and Constructions is one of Brisbane's most trusted building companies. We focus on quality, service, and honesty. With professional QBCC-qualified team members, we're here to help you customize, curate, and co-design a home that perfectly reflects your personalized style while integrating practical living solutions.

We view each house as not just another job but our own home. We work with you to achieve your dream home. We are builders who specialize in building individual designs. Our team is highly trained in their chosen field and strives to provide superior service and stunning results with every project.



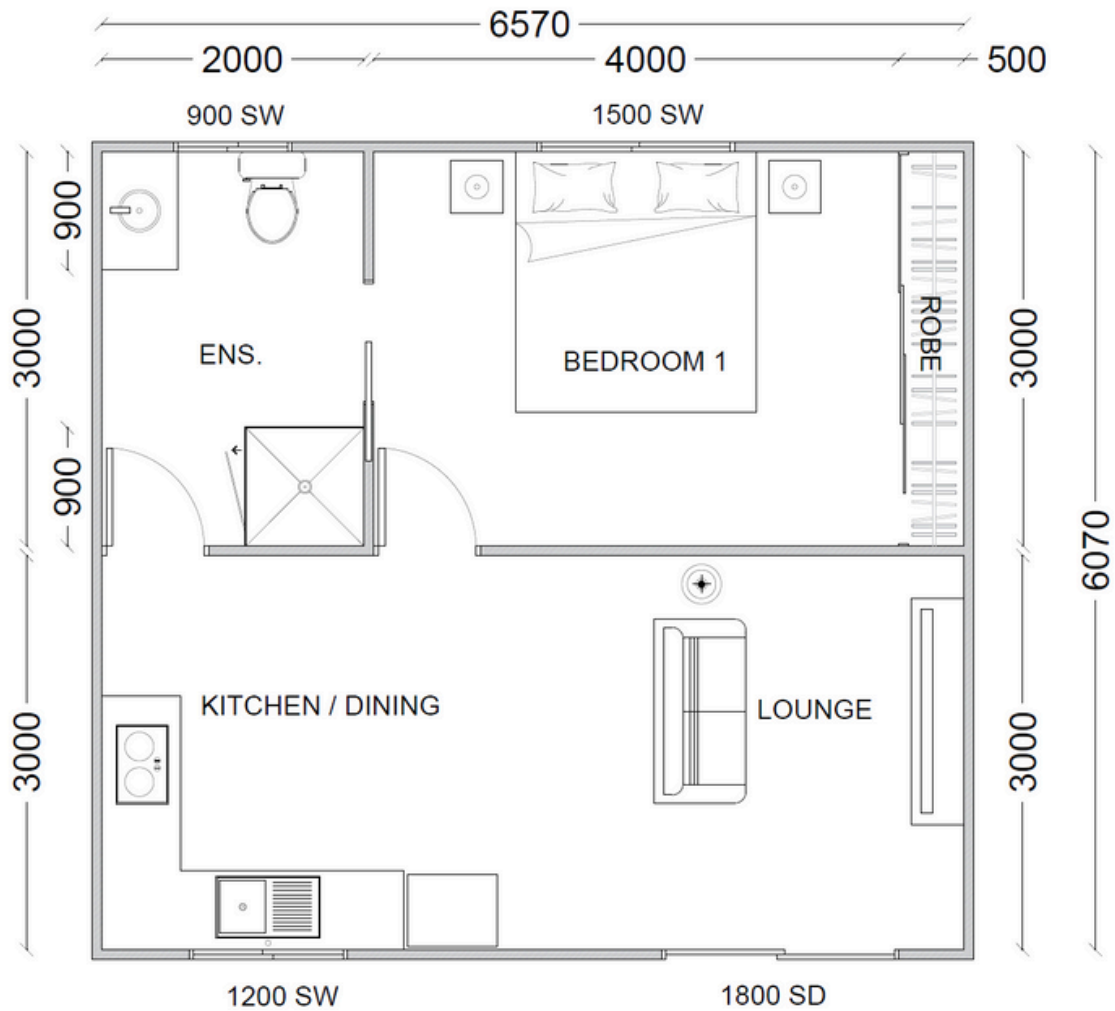
Director: Leon Ma

Our difference is how we align our interests with your vision every step of the way, working tirelessly to ensure your vision isn't just a thought and it actually gets built. Our process is diligent and thorough, ensuring we create an exclusive custom-designed space in your home. We call it 'collaborative construction', where all the parties work together to achieve a successful result.

Leon Ma, as the director of AB&C Building and Constructions and AB&C Kitchen and Bathroom, takes full responsibility during the process of this project. He has the qualification of Master of Management and industry qualifications of:

- Builder – Medium rise site supervisor
- Builder – Low rise
- Carpentry

SINGLE STOREY GRANNY FLAT FLOOR PLAN COUPLE'S CHOICE

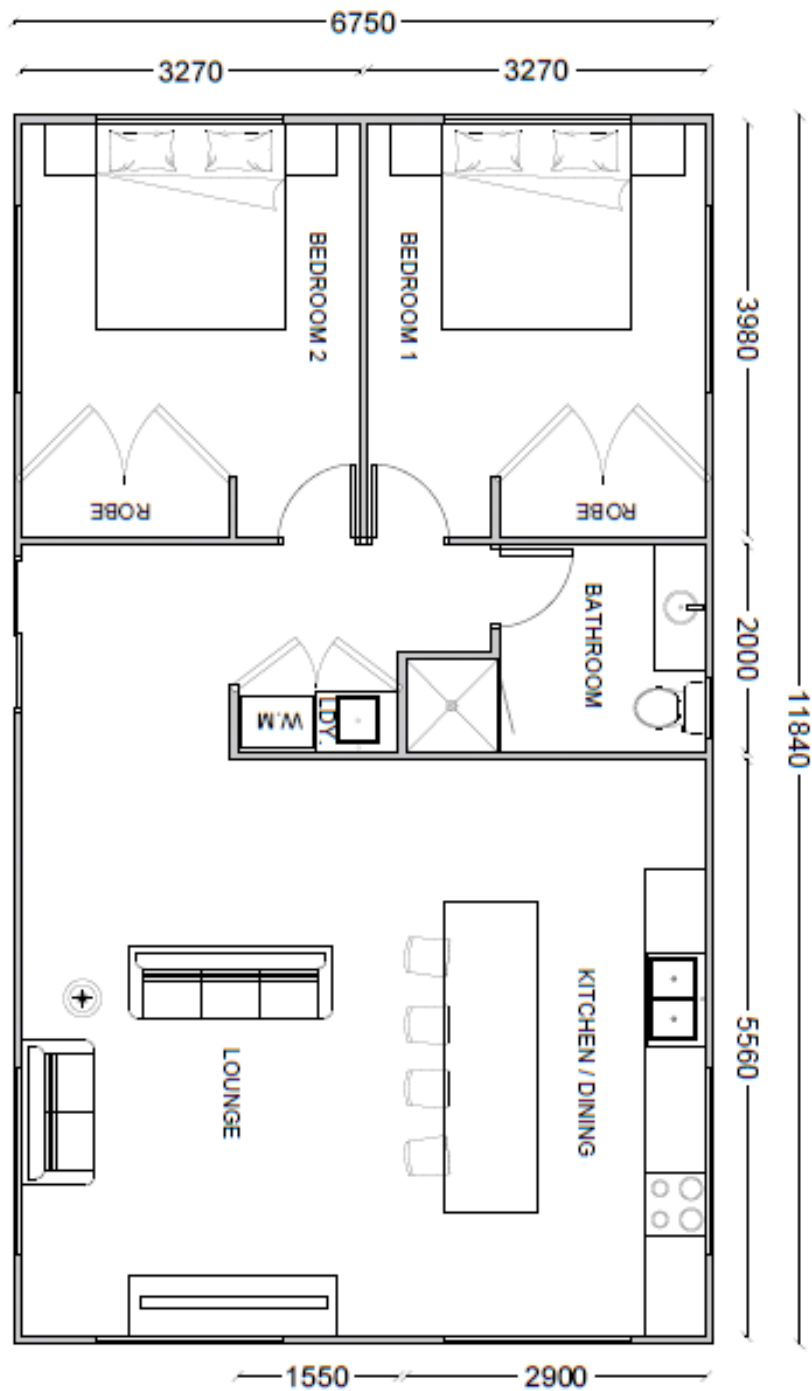


Floor Plan



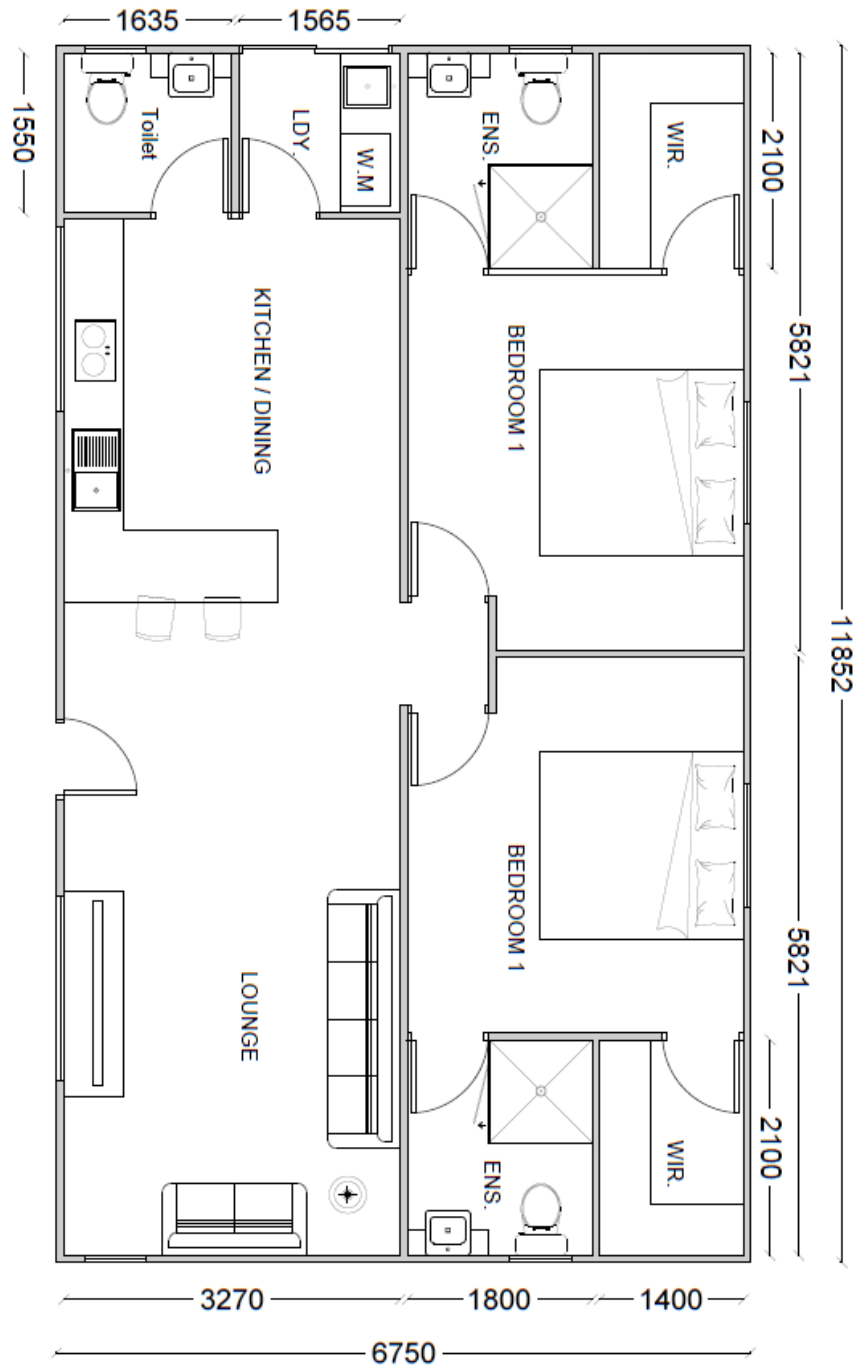
From \$95,999

SINGLE STOREY GRANNY FLAT FLOOR PLAN
MONEY-SAVING PLAN FOR THE SECOND DWELLING



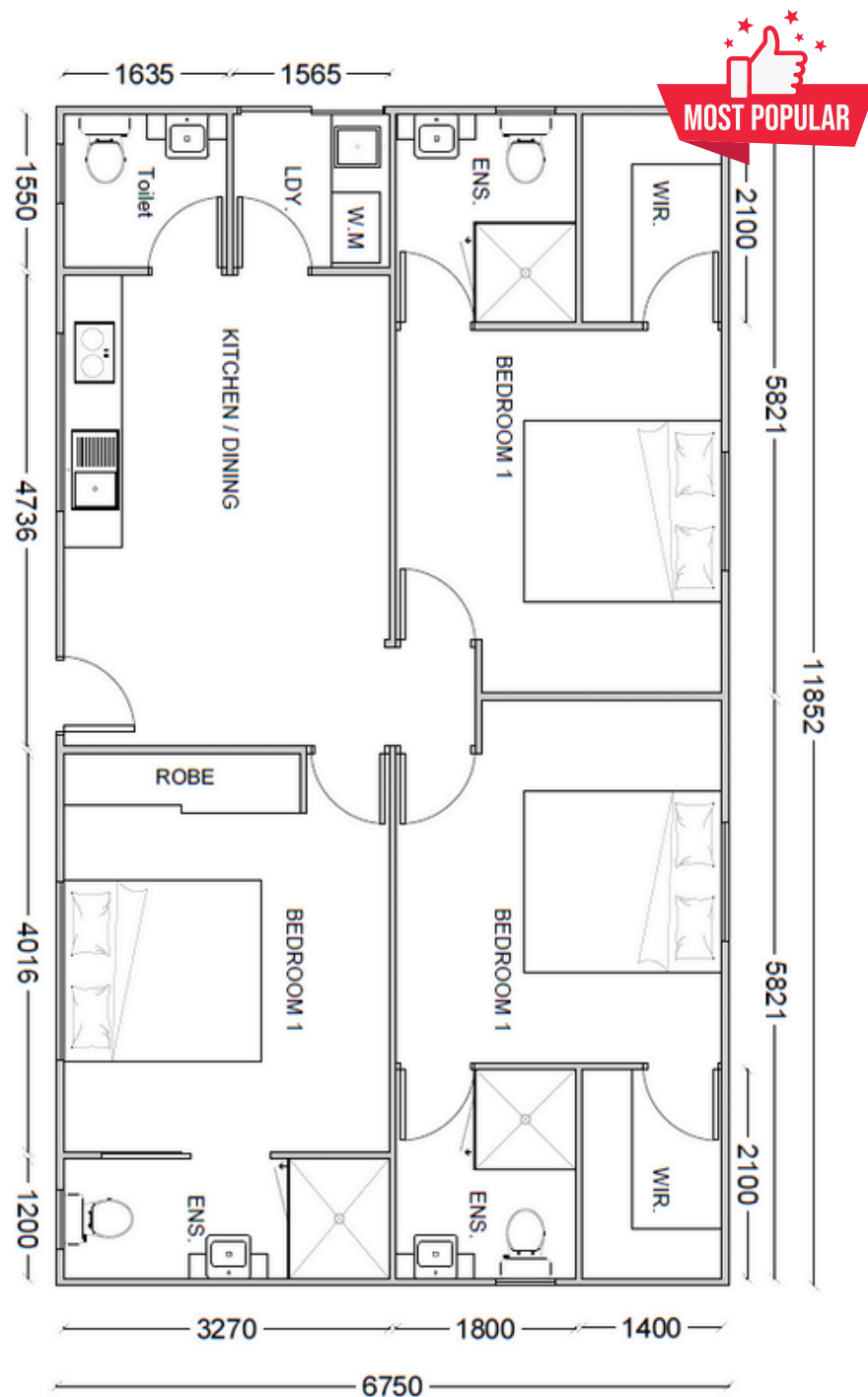
From \$168,999

SINGLE STOREY GRANNY FLAT FLOOR PLAN
COMFORT LIVING PLAN FOR THE SECOND DWELLING



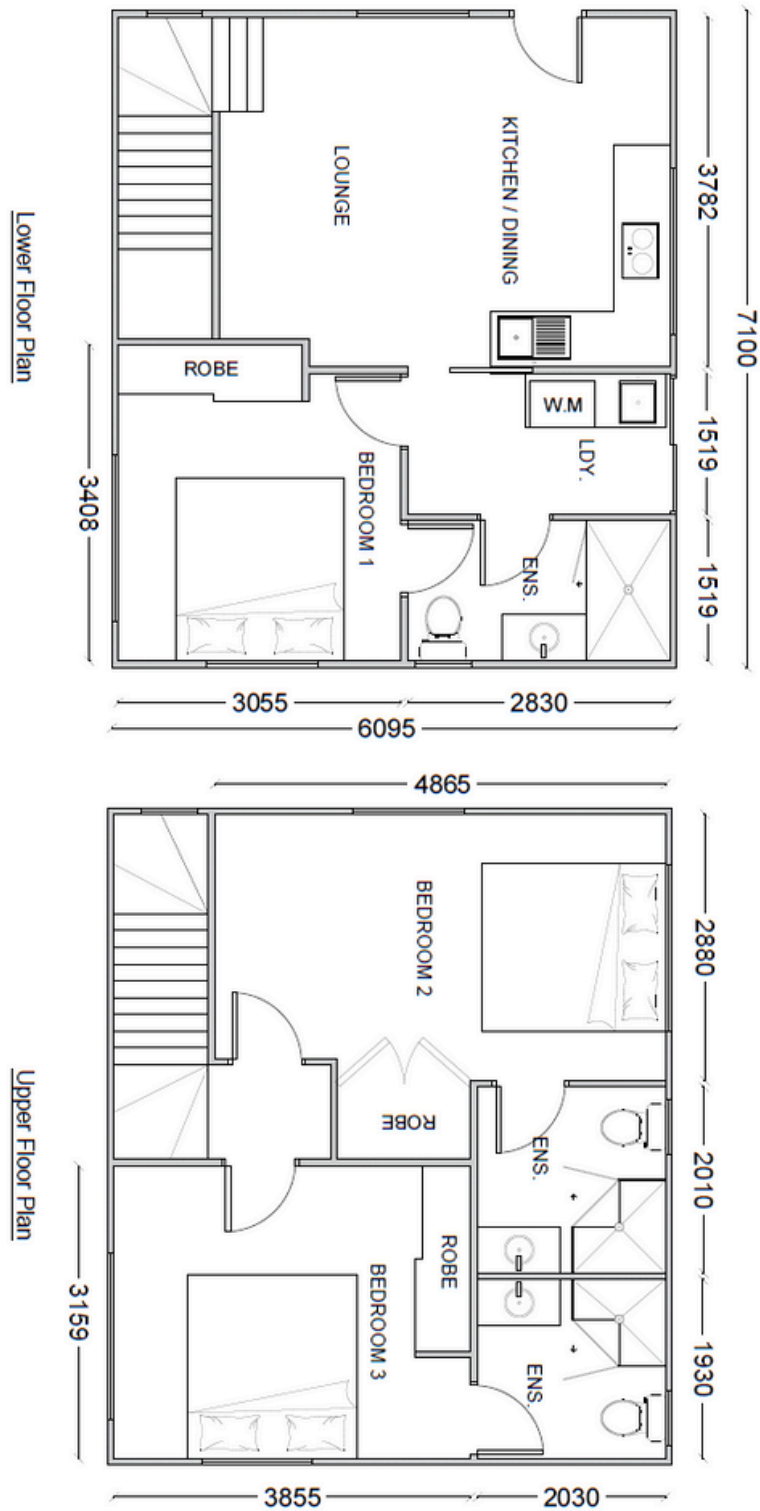
From \$188,999

SINGLE STOREY GRANNY FLAT FLOOR PLAN BEST VALUE FOR INVESTMENT



From \$198,999

DOUBLE STOREY GRANNY FLAT FLOOR PLAN A GREAT CHOICE FOR HOMEOWNERS



From \$217,999

KITCHEN



STANDARD INCLUSIONS

1. Kitchen design drawing with 3D effect
2. 33mm Laminate benchtop
3. Polytec melamine cabinetry doors (up to 2 colors)
4. Soft close hinges to all cabinets
5. Overhead cabinetry doors with handle-less style
6. One bank of four drawers
7. 600*600mm tiles to the kitchen floor and splashback area
8. Cabinetry handles selection from the builder's range
9. builder's choice accessories: drop-in sink, mixer
10. 2 power points to satisfy your daily use



Sink



KDK PKSS-600R

Mixer



KDK KM-01

APPLIANCE



Cooktop:
MEC64



60cm Electric cooktop, Schott ceramic glass, bevelled edge, touch controls, 4 zone(1 dual zone), 9 power levels per zone

Rangehood:
MHC60SS



600mm stainless steel, canopy rangehood, 3 speed, push button controls, 800 m3/h extraction, twin LED lights

Oven:
MO5BL



5 program multifunction oven, electronic programmable timer, Black glass control panel, 70L nett capacity, telescopic runners, 3 layer removable oven door glass

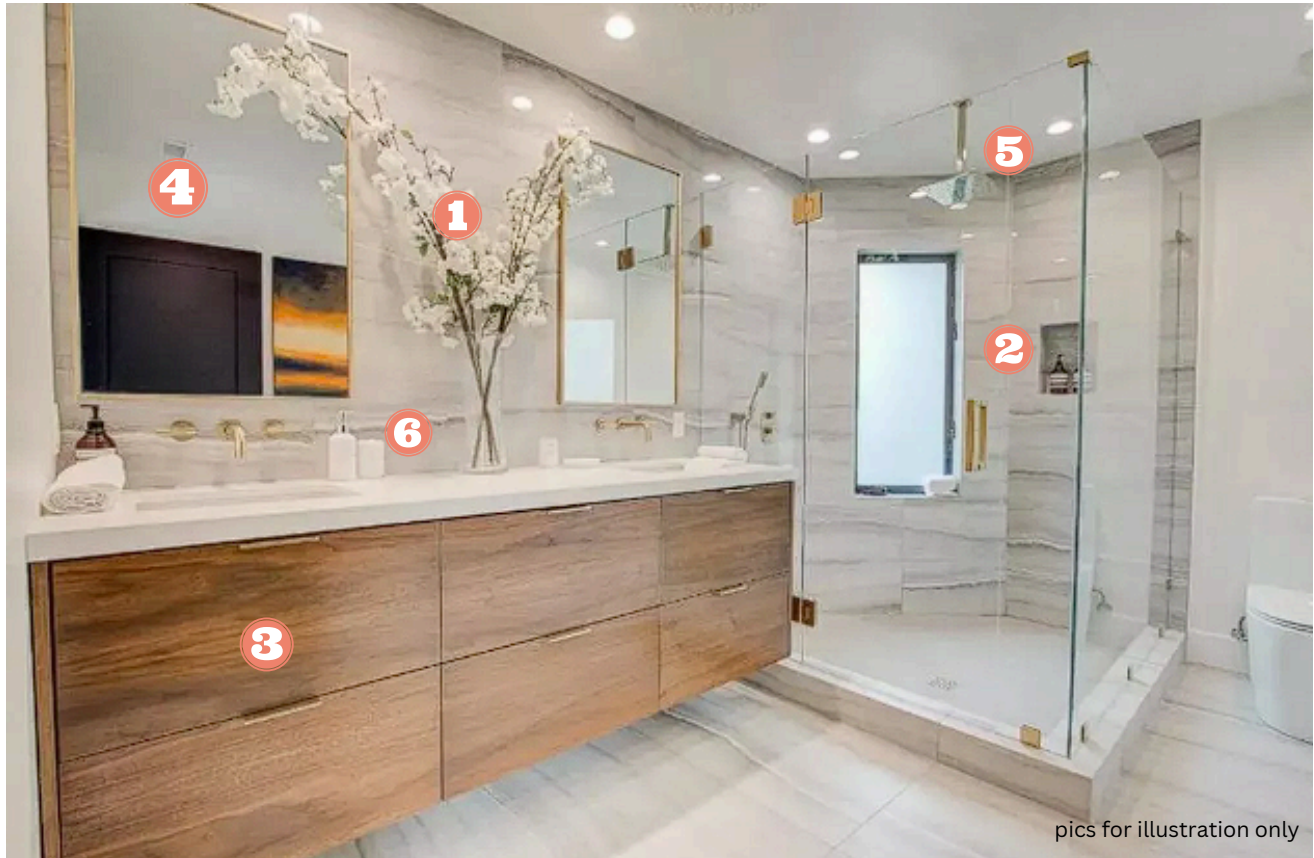
Dishwasher
MDWF1SS



Stainless steel, 14 place setting, 8 wash programs, 4.5 wels, 3.5 energy rating, 49db, electronic push buttons with LED indicators, delay start, 3 stage filtration, 30min / 45° quick wash, adjustable top basket, flood protection, aqua stop safety hose

Note: Appliance mode may vary due to the stock change

BATHROOM



STANDARD INCLUSIONS

1. 600*600mm Tiles to the wet area
2. 900*900mm framed glass shower room
3. Premade PVC vanity with soft closing doors and drawers
4. Bathroom mirror matching the vanity size
5. Builder's choice shower station, Box Rim toilet suite
6. Two power points to satisfy your daily use

BUILDER'S CHOICE



PVC Vanities



Flat edge mirror



Essential towel rail



Essential shower rose



Framed shower screen



KDK 013
Box rim toilet suite



KDK KLT455
Stainless steel laundry tub

INTERNAL



STANDARD INCLUSIONS

Structural

- 2440mm high ceilings to ground and upper floor (if 2 storeys)
- 90mm cove cornice
- 68mm high skirting boards and 42mm wide architraves (square)
- Carpet all through the living and bedroom area
- HUME internal doors with handle sets from builders' choice
- Aluminum framed vinyl insert sliding wardrobe doors
- Flyscreen to all windows, sliding door and entry doors

Paint

- Taubmans 'Living Proof Silk' low sheen 3 coat system to walls throughout (one colour throughout the home)
- Taubmans 'Pure Performance' interior gloss trim to skirting, architraves, pre-primed doors, windows and door frames (match internal wall colour)
- Taubmans flat white to ceilings

Electrical

- Midea split air conditioning in the living area
- One double power point to each habitable room (single to fridge, microwave space, dishwasher, rangehood)
- Smoke alarms installed as per the regulation
- 100% energy-efficient white downlights, ceiling fans, and exhaust fans throughout the house
- 250L electric hot water system

EXTERNAL



STANDARD INCLUSIONS

1. Designer external façade with quality products
2. Colorbond steel roof or Terracotta Roof Tiles
3. Colorbond® gutter and fascia from builder's standard range of colours
4. 2040mm hinged Hume entry door
5. James Hardie cladding to all first-floor front, sides, and rear of double stories (design specific).
6. Timber frame structure

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FACADE DESIGNS



FACADE DESIGNS



Warranty and Certification

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Feel at Ease

UNBEATABLE VALUE

- Our promise to you is to always provide you with outstanding value for money. We put more into our standard inclusions, so you don't need to spend thousands of dollars on upgrades later.

FIXED PRICE

- 180 day fixed price period (from date of deposit)

INDEPENDENT QUALITY CHECKS

- We have a Quality Assurance process to ensure we build each and every home to a high quality. This process includes an independent quality inspection, to ensure we deliver above the expected industry standards.

INSURANCE

- QBCC Insurance Fees and Q Leave insurance fees (calculated on base price)



We have upgrade options !

**MORE
INFO**

UPGRADE IDEAS - BATHROOM



Rimless toilet suite



Mirror Cabinet



Art Basin



Premium towel rail



Touch free LED mirror



Premium shower station



Frameless shower screen

UPGRADE IDEAS - APPLIANCE



Fotile/Midea 90cm rangehood

- Great suction power
- Industrial design
- Fume problem solving



90cm Induction cooktop

- Faster meal prep
- Easy to clean
- Always the right fit



High-end dishwasher

- Perfect integration
- Full-touch display
- Knock to open



Steam ovens

- Combination cooking
- High quality stainless steel
- Easy to clean
- Automatic menu cooking

UPGRADE IDEAS - KITCHEN

- 20/40mm stone benchtop
- Waterfall edge finish
- Polytec cabinetry doors with 2pac finish
- All cabinetry doors with handle-less style
- LED light stripes through cabinets
- Toughened glass to splashback area
- Undermount sink
- More power points as per your request



UPGRADE IDEAS - BATHROOM

- 600*600mm tiles from ground to cornice
- Custom-made engineered stone vanity top
- Above-bench basin (round or rectangle)
- Polytec cabinetry doors with 2pac finish
- Mirror Cabinet/ LED Mirror
- All cabinetry doors with handle-less style
- Rimless toilet suite
- More power points as per your request



UPGRADE IDEAS - INTERNAL

- 2740mm high ceilings to the ground floor and 2590mm high ceilings to the upper floor (if 2 storeys)
- CrimSafe security doors and windows
- Ducted air-conditioning system
- 6.5mm SPC flooring to all the living and bedroom area
- LED light stripes

**UPGRADE
IDEAS**