



Want A Fantastic Return On An Investment ?

NEW BUILDS, SINGLE / DUPLEX, GRANNY FLAT,
RENOVATIONS

Contact us today

📞 **1300 336 916**

WWW.GRRBUILD.COM.AU



**FREE QUOTATION
NO OBLIGATION**



**Finalist In
Local Business
Awards**
New South Wales



**FROM CONCEPT SKETCH TO BEAUTIFUL HOME,
WE MAKE THE PROCESS EASY!**

Let's talk ! Let's build

We will investigate your building site and liaise with local authorities to obtain approvals so we can bring your plan to life. We only use quality materials and skilled trades to construct your superior family homes and granny flats.

CUSTOM DESIGNED, HIGH Quality HOMES

Our architecturally designed houses bring growing families together. They are the ideal solution for adult children who want to remain at home but also want their independence, suitable for the in-laws or the perfect rental investment plan that will give you financial security into the future.

A PLACE TO BRING FAMILY TOGETHER OR PLAN FOR THE FUTURE

Families come in all shapes and sizes & so do our house Designs. We have a range of modern designs to suit any building block. We offer the flexibility of custom design to make the perfect fit for your taste and lifestyle needs. You have the option to add to your House a Granny flat, garage, Alfresco or all! Choose from Brick Veneer or Weatherboard Vinyl.



Our team will work with you to ensure cost effective solutions are achieved that don't compromise on quality.

1. Visit Site. Grr Build will offer a site visit and free consultation with one of our experts to review your block and discuss your ideal construction.

2. Quote. Grr Build will provide you with a comprehensive quote.

3. Construction. Our in-house consultant will manage a team of qualified subcontractors so construction is carried out on time, and held to the highest quality standards at every phase

Step 1: Get your dream home

Step 2: Join the Grr Build family

Step 3: Leave the details to us

Step 4: Add some colour

Step 5: Time to build

Step 6: Welcome to your new home

Start your dream home journey today

Whether you have a vision in mind of your dream home or you are looking for guidance on how to create one, book in for a free consultation today to discover the Grr Build difference.



WHAT IS INCLUDED?

When building a house, you need to know what's included. This is why we provide excellent inclusions and quality materials and appliances for all of our properties. Our standard inclusions typically include stone benchtops, poly kitchen cabinetry, and premium laminate timber or vinyl flooring, plus more.

Grr Build use only the best suppliers in Australia, including Dulux paint, Colorbond Steel, Harvey Norman appliances, Weathertex cladding, Beaumont Tiles and many more!

All inclusions subject to change without prior notice. For a complete list of inclusions, **please contact our sales manager**

GET STARTED

WITH OUR EASY 5 STEP PROCESS

Honest and affordable packages, the Grr Build team is one of the few builders that actively work to reduce the financial burden of the project without compromising the quality of the build. During our consultation we will recommend the most affordable options for you, going through materials, finishes and designs are avenues we can look at to save money in your home. The guidance from our expert team members will assist you every step of the way with a full transparent communication about your build.

Our pricing is upfront and transparent from the initial signing with our contractors. No hidden costs and nothing to worry about during the building process. Rest assured that you are in good hands with the team at Grr Build and their expertise will assist you in the education

SCENARIO 1: CAN I BUILD A DOUBLE STOREY GRANNY FLAT ON MY PROPERTY?

Yes, according to the Affordable Rental Housing SEPP, it is possible to build a granny flat on top of your existing property, above a garage or simply as a standalone 2 storey granny flat. Note that the total height of your property must not exceed 8.5m and your granny flat configuration must comply with the front and rear setback requirements of the NSW legislation. [Contact us to find out if you can build a Granny Flat](#)

CENARIO 2: CAN I ALTER MY HOUSE TO CONTAIN A GRANNY FLAT?

Yes, it is possible to convert part of your current house into a granny flat. Again this configuration must comply with specific requirements according to NSW granny flat rules. [Contact us to find out if you can build a Granny Flat](#)

RESIDENTIAL ZONING REQUIREMENTS

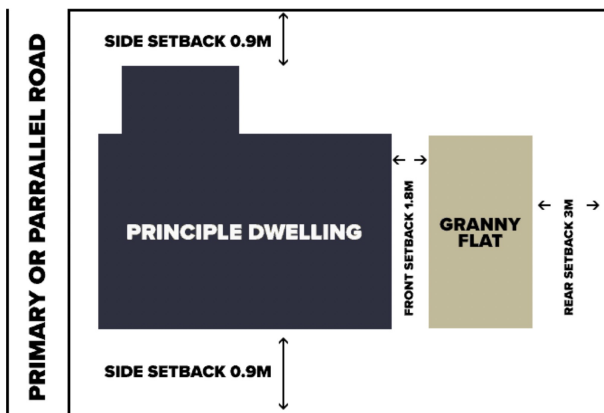
As mentioned above, your property must be zoned residential to be allowed to build a granny flat. More specifically, residential zones R1, R2, R3, R4 and RU5 are approved for complying developments.

- Zone R1 General Residential
- Zone R2 Low Density Residential
- Zone R3 Medium Density Residential
- Zone R4 High Density Residential
- Zone R5 Large Lot Residential (via DA only)
- Or equivalent zones for the local council area.

HOW TO CHECK THE ZONING AND FIND THE LAND SIZE OF YOUR PROPERTY?

You can search for planning information about your property by visiting the [NSW Planning Portal's Spatial Viewer](#) website. This mapping service provides you with information-rich maps for every address and lot in NSW. This article should only be used as an indicative tool to help you understand current NSW requirements to build a secondary dwelling on your block. Other key points are to be considered and a site inspection will be required in order to determine the appropriateness of building a granny flat on your property.

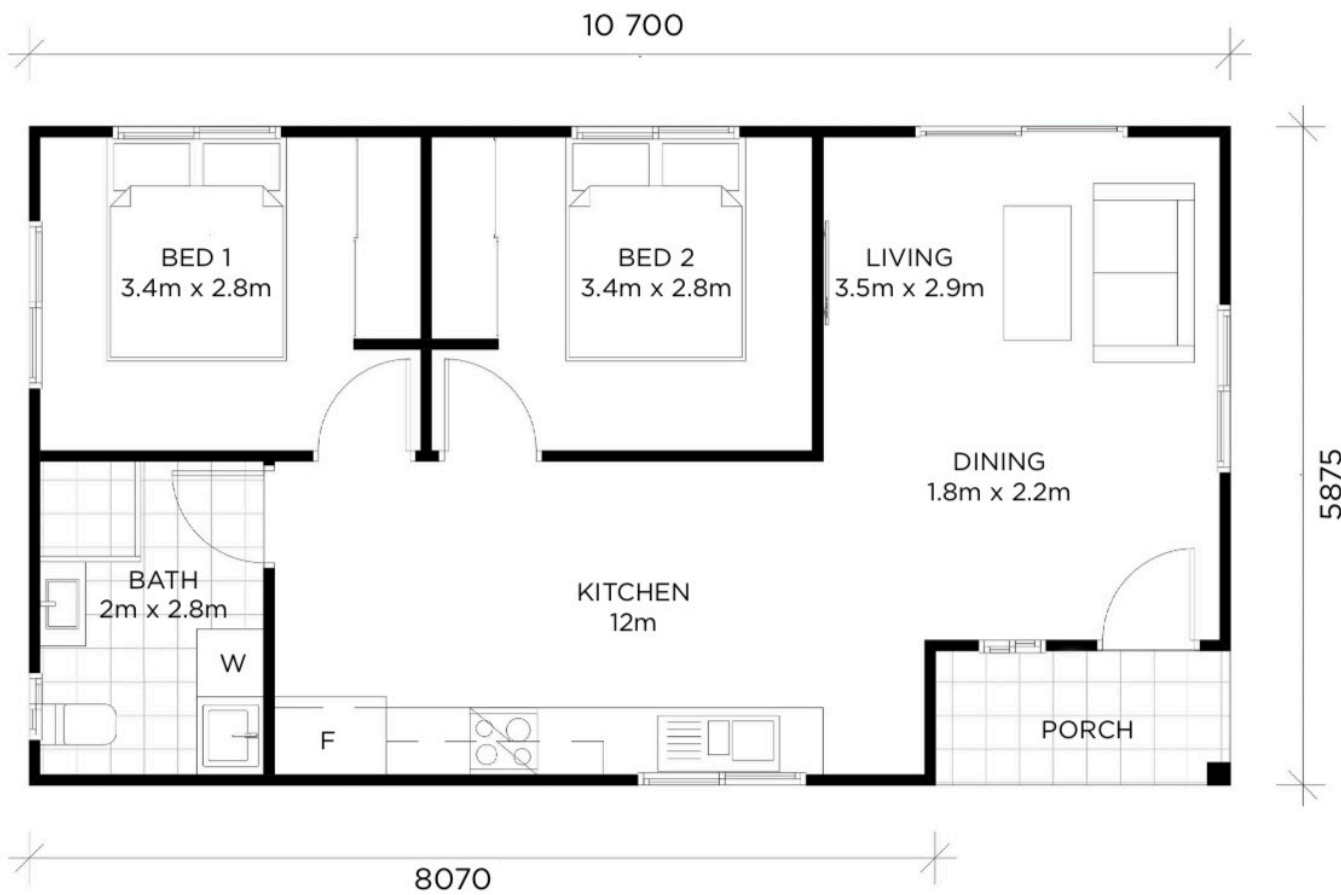
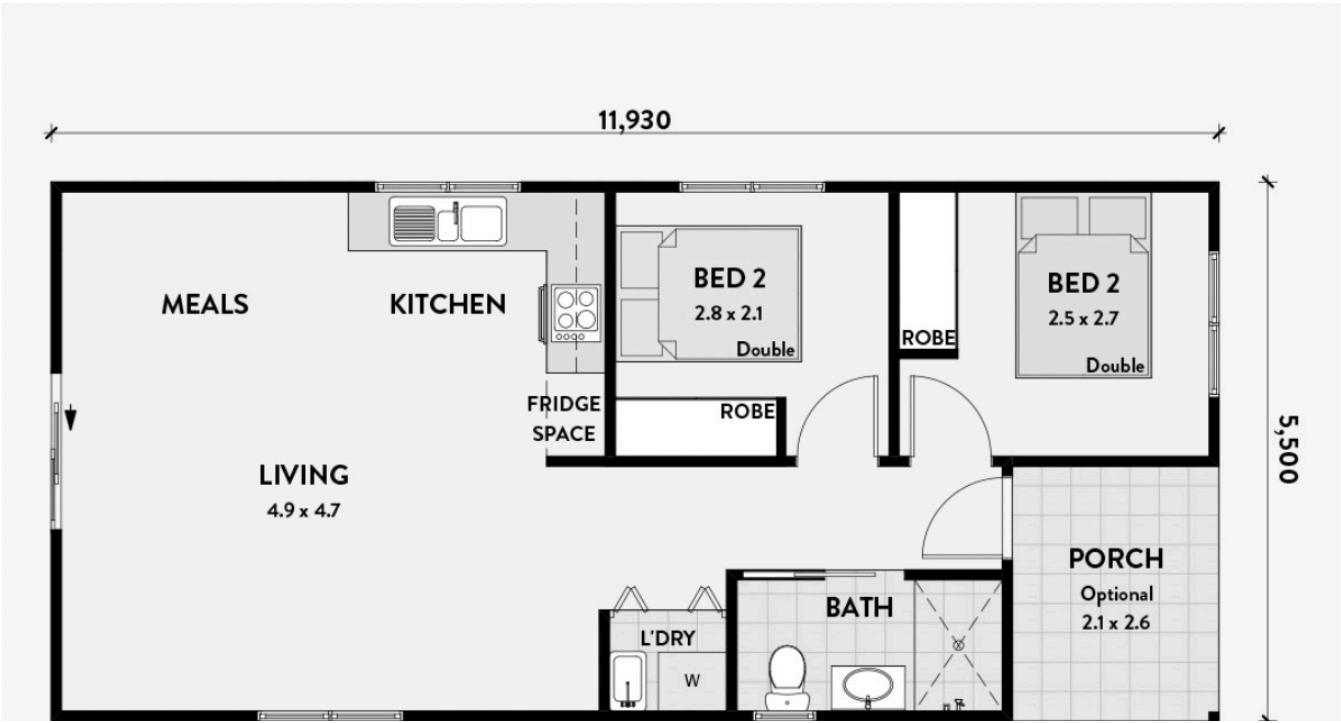
[Get in touch with Grr Building Construction Group for a free site inspection](#)



These site requirement rules for granny flats are still current in NSW as of today.

According to council regulations in NSW, the rules change for properties that are larger than 900m². Refer to the table below which shows NSW council requirements for lot sizes that are between 900m² & 1,500m² and more than 1,500m². Alternatively download our NSW granny flat fact sheet to learn more.

We have lots of Granny flat designs to choose from or we can site down with our archetictors to design a custom and unique Granny flat



RENOVATION

Give Your Home a New Lease of Life!

Home Renovations come in all forms, it could be a second storey or ground floor extensions, bathroom or kitchen upgrades. Whatever your needs, We can help you envision your upgraded home and streamline the renovation process from concept to completion. You can expect practical advice and innovative designs as we bring to life an extension or renovation that will suit your style and budget; retaining aspects you love about your home and bringing new elements to enhance your lifestyle. We take on smaller projects as well as large-scale construction or renovation work.

Grr Build is a local building company offering complete solutions for home, kitchen and bathroom renovations, extensions and alterations across Sydney. We manage your project from concept through to construction using our skilful trades to complete your home on time and on budget.

With over 10 years experience in the building industry, Grr Building Construction Group has a vast range of building expertise, specialising in the design and construction of various extensions and renovations. As a licensed builder. We pride ourselves on building strong relationships with clients and ensure our experienced team of trades people consistently deliver high quality results.

- ✓ Renovations are carefully planned so you can remain in your home
- ✓ Respect for your home and family are valued as we leave each day clean and tidy
- ✓ Quality comes first, we only source materials from leading suppliers recognised to meet industry standards Industry accredited, licensed and affiliated
- ✓ Experienced, qualified and skilful trades people
- ✓ Over 10 years experience in the building industry



3D AND 2D



BATHROOM RENOVATION

New and Modern Designs –

We offer a range of modern design styles. If you don't see a bathroom style you like, we can do a bespoke design for you.

Expert Advice – We care about giving you complete bathroom packages with our bathroom renovations experience, expert advice, modern designs and high-quality finishes, all at a fair and affordable price.

Value Packages – You'll never find yourself short on space or money. Whatever size or style of bathroom package you choose, it won't break the bank.

Experience – We care about giving you a great renovation experience from start to finish.

Design – Choose from a range of stylish designs or request a custom design for your renovation project.

Quality Finishes – All renovations come complete with quality fixtures, fittings and accessories. Having an in-home consultation with our bathroom specialists is also the perfect time for getting to know them. This allows you to feel more comfortable and communicate easily with the builder.

3D AND 2D



GAR BUILD

WE WILL TURN YOUR DREAM INTO REALITY

KITCHEN RENOVATION

we can transform your current kitchen space into highly functional and elegant space. A kitchen makeover can help create your dream kitchen and at the same time, boost the value of your home. If you're looking for beautiful, functional and cost-effective kitchen renovations, [get in touch](#) with our design team today. We can work with the various kitchen layout styles such as L-shaped, U-shaped, one-wall, galley, island and peninsula. We can help you to select the best kitchen layout style.



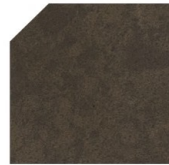
PURE WHITE



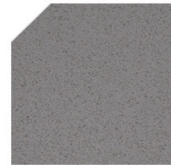
WHITE MARBLE



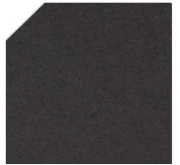
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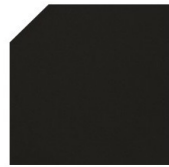
ANTHRACITE



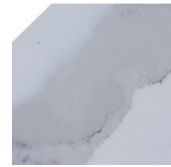
CONCRETE GREY



DARK GREY



PURE BLACK



CALACATTA



We can work with various materials for making your [custom cabinetry](#) such as hardwood, plywood, fibreboard, veneer and particleboard. Whether you need innovative soft-close drawers and cabinets or space-saving storage options, we can provide the solutions you need.

For cabinet doors and panels, we can help you to choose from laminate, vinyl wrap, polyurethane (painted), acrylic, gloss, semi gloss or satin finish options. The thumb rule is, the harder the finish, the better it is – you need a durable and wipe-able surface, as you won't be painting it for at least a few years. The style of cabinetry you select will impact your entire kitchen. You can choose from various styles including Traditional, Modern, Shaker, Hampton, Slab, Contemporary, Country, Black and White, Glass-Front, Rustic, Polyurethane, Outdoor kitchen etc. – there is a cabinet style to suit any kitchen layout.

ROOF RESTORATION



ROOF PAINTING

Generally speaking, a roof restoration is undertaken to make your roof look good and also function better. A coat of paint will make your roof look like new, but that's purely cosmetic and is by no means as good as new. A full roof restoration should include all the required maintenance to the roof – including replacing broken tiles, removal of old bedding and replacing with new bedding, pressure cleaning of the roof itself and painting the roof with the colour of your choice. To start with, a roof restoration will involve a roof inspection and a thorough cleaning. Then the real work can begin: ridge capping and applying protective coatings that keep your roof clean and safe. A professional roof restoration will extend your roof's life by many years. A roof restoration Sydney from our experts give your property a fresh



inviting look and changes the external appearance immediately. Homeowners often invest in other parts of their home neglecting the roof, which is critical in the protection of the rest of the home. Failing to have your roofing professionally checked can lead to costly consequences.

What Services Do We Provide?

Full Roof Restoration / Roof Repairs / Roof Cleaning / Roof Painting / Rebedding & Repointing Of Ridge Caps

What Is Involved In Our Roof Restoration Sydney Process?

Protection, Cleaning, Repairs, Repointing, Sealing, Painting, Cleanup

Why do you need a roof restoration?

If your roof is starting to show signs of wear, age and damage, it may be time to consider a roof restoration. Visible signs that your roof may need restoring include cracked or misplaced tiles, colour fading, water marks and internal leaks appearing on your ceiling. If left unaddressed, these early signs of roof damage could cause more serious structural issues to your home. A roof restoration can help to avoid future expensive repairs by resolving these problems and stopping further damage in its tracks.

Restoring your roof is a cost-effective and easy way to give your home a fresh new look. If you're after a colour change, simply select from more than 500 colours available across our extensive Dulux and Colorbond colour range, providing more choice, longer lasting results and reduced dirt retention. Your roof will be better protected and returned to like-new condition by our team of roofing experts.



9 Signs You Need A Roof Restoration

1. Cracked roof tiles
2. Internal or ceiling leaks
3. Roof colour fading
4. Water damage
5. The age of your roof
6. Missing roof tiles
7. Corrosion or rust
8. Broken flashing, ridge capping or valley irons
9. Sagging roofs

If you have any question, Please don't hesitate to contact us on
1300 336 916 / 0435 013 660
admin@grrbuild.com.au

✓ **FREE QUOTATION**
NO OBLIGATION

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