



LEGACY HOMES QLD

DESIGN & BUILD CATALOGUE · BRISBANE · LOGAN · IPSWICH

Granny Flats & *Detached Extensions*

QBCC LICENCE NO. 15500779 · [LEGACYHOMESQLD.COM.AU](https://www.legacyhomesqld.com.au)



Timeless · Warm · Luxurious · Enduring

— OUR VISION

At Legacy Homes Queensland, we believe a secondary dwelling should be much more than a typical granny flat. Our vision is to create architecturally designed, high-quality homes that seamlessly complement the primary residence while unlocking the full potential of your land — with the same level of craftsmanship and attention to detail as a custom home.

— WELCOME

More home on the land *you already own.*

A granny flat — or detached extension — is one of the smartest ways to add space, flexibility and value to your property. Whether it becomes a home for parents or adult children, a guest retreat, a home office or studio, or a fully self-contained rental, a Legacy secondary dwelling is designed and built to the same standard as our custom homes: timeless design, premium materials and meticulous attention to detail.

Every Legacy granny flat is architecturally designed for your block, built on site (never transported), approved through council by us, and delivered under a fixed-price HIA QLD build contract with QBCC home warranty insurance.

\$500–\$850 / wk

potential rental income from a self-contained secondary dwelling

\$250k–\$450k

typical value added to your property

From \$224,000+

complete turnkey design-and-build packages with fixed-price certainty

The value a Legacy granny flat creates

Indicative ranges for a self-contained secondary dwelling in South East Queensland

RENTAL INCOME POTENTIAL

\$500–\$850 / WEEK



PROPERTY VALUE UPLIFT

+\$250K–\$450K



Figures are indicative market estimates only and vary with location, design and market conditions — we'll talk you through what's realistic for your property at your free consultation.

— YOUR DESIGN, YOUR WAY

Three pathways to *your granny flat*.

01

Start with a Legacy design

Choose from the granny flat designs on our website — we customise the plan to suit your lot, setbacks, orientation and requirements, in your choice of Hamptons, Contemporary or Modern styling.

02

Make it yours with inclusions

Our standard inclusions already cover everything from stone benchtops to split-system air-conditioning — and you can add upgrades of your choice, from brick or Hebel cladding to premium appliances and finishes.

03

Design something entirely new

Work with our in-house design team to create a brand-new secondary dwelling or detached extension from scratch — fully custom, shaped around your land, your family and your budget.

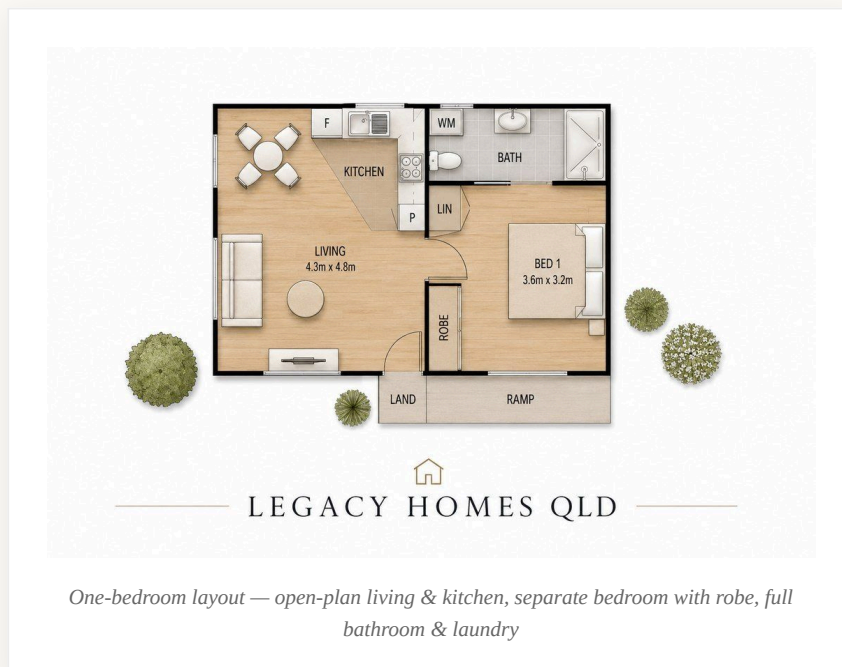
— THE RANGE

Our designs & *layouts*.

Our most popular secondary dwelling layouts are shown in this catalogue, grouped by configuration with turnkey pricing. Every plan is customised to your block — room sizes, orientation and configuration flex to suit your site and your needs.

One Bedroom **Price on application**

A self-contained studio-style retreat — open-plan living with a full kitchen, separate bedroom and bathroom. Ideal as a first rental, guest suite or home office.



— THE RANGE

Two Bedroom · One Bathroom from \$224,000+ turnkey

Our most popular configuration — two true bedrooms with robes, open-plan living and a full kitchen and laundry. Choose the footprint that suits your backyard:



Island-kitchen layout — living 3.4 m × 7 m, beds 3.3 m × 3.5 m / 3.4 m × 2.8 m, ramp + landing



Entry-hall layout — living 6.7 m × 4.5 m, beds 3.9 m × 3.7 m / 2.9 m × 3.7 m, combined bath & laundry



LEGACY HOMES QLD

Narrow-lot layout — living 6 m × 4.6 m, beds 3.2 m × 4.6 m / 2.9 m × 3.6 m, ideal beside an existing home



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Square layout — generous 8.5 m × 4.1 m living, beds 3.2 m × 4.1 m / 3.2 m × 3.4 m

— THE RANGE · TWO BED · ONE BATH —



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Alfresco layout — two queen bedrooms, central bathroom and full-width covered alfresco



LEGACY HOMES QLD

Porch layout — kitchen/meals hub, separate laundry with dual vanities, linen + pantry, corner porch

— THE RANGE

Two Bedroom · Two Bathroom **Most popular · from \$240,000+ turnkey**

Two bathrooms transform a granny flat's flexibility — a private ensuite for the main bedroom, or a dual-suite layout where each bedroom enjoys its own bathroom and walk-in robe.



Dual-suite layout — each bedroom with its own bathroom and WIR, shared 7.4 m × 4.2 m living, central laundry



Ensuite layout — master with ensuite and full-width robe, family bath, kitchen/meals and porch entry

— THE RANGE

Three Bedroom · Two Bathroom **from \$250,000+ turnkey**

Our largest secondary dwellings — three bedrooms and two bathrooms, a complete detached extension for the growing or multi-generational family. Three-bedroom plans are tailored to your lot; ask us for current layouts at your free consultation.



Every Legacy layout *comes complete with*

Stone kitchen & quality appliances

20 mm stone benchtops, soft-close cabinetry and Westinghouse appliances as standard.

Turnkey and rental-ready

Approvals, service connections, flooring and painting all included — move-in or rent-out ready at handover.

Comfort built in

Split-system air-conditioning to living and master, ceiling fans, 7-star energy rating.

Fixed-price certainty

HIA QLD build contract with QBCC home warranty insurance and a 12-month defect liability period.

Layouts shown are concept plans and are customised, engineered and documented for your specific lot during design. Furniture shown is indicative only.

Process & timeline — *granny flats.*

A Legacy granny flat typically takes **3–4 weeks of design & approvals** followed by **20 weeks of construction** through to handover.

Stage 1 · Design & Approvals (3–4 weeks)

1	Free design consultation	Week 1	Site and backyard assessment, setbacks and services check, design pathway and budget guidance — with a fixed-price proposal.
2	Design & selections	Weeks 1–2	Layout customised to your lot; colours and finishes selected from our standard inclusions and upgrade options.
3	Documentation & engineering	Weeks 2–3	Custom architectural drawings, soil test and wind rating, foundation engineering, 7-star energy assessment.
4	Building approval	Weeks 3–4	Council building approval lodged and managed by us (standard fees included), ready for site start.

Stage 2 · Construction (20 weeks)

5	Site establishment & slab	3 weeks	Site cut/fill (up to 300 mm), set-out, reinforced waffle pod slab and termite protection.
6	Frame & roof	2 weeks	Steel or timber frame and trusses to engineer's specification; Colorbond roof, fascia and gutters.
7	Cladding, windows & lock-up	2 weeks	Linea weatherboard or Axon cladding (or brick/Hebel upgrade), aluminium windows, entry and sliding doors.
8	Rough-ins & services	2 weeks	Electrical, plumbing, NBN conduit and secondary meter connections; independent inspections.
9	Plaster & internal fix	2 weeks	Plasterboard, cornice, internal doors, skirting and architraves, robes and linen fit-out, painting.
10	Kitchen, bathroom & finishes	4 weeks	Stone benchtops, cabinetry, appliances, tiling, hybrid flooring, tapware and lighting.
11	Finals, clean & handover	2 weeks	Air-conditioning commissioning, final QA, builders clean, walkthrough, warranties and keys.

Timelines are indicative and can vary with council timeframes, weather, site conditions and customisation. We keep you updated with progress reports at every stage.

— WHAT'S INCLUDED

Our standard *inclusions*.

Every Legacy granny flat is complete and rental-ready — these inclusions come standard, with upgrades available on request.

PRE-CONSTRUCTION & CERTAINTY

Contract & Approvals

Fixed-price HIA QLD build contract · custom architectural drawings · council building approvals, lodgement & standard fees (excluding relaxations) · soil test & wind rating

Services

NBN conduit & standard service connections · standard connections of water, sewer, stormwater & electricity to existing infrastructure (where accessible, within standard allowances) · secondary meter connection for water & electricity (subject to Logan Water & Energex)

Compliance & Insurance

Building to N2 wind rating · foundation engineering design · 7-star compliant energy efficiency rating · QBCC home warranty insurance, Q-Leave & public liability insurance

Peace of Mind

Dedicated site supervisor · mandatory independent inspections throughout · access to your home during construction (by arrangement) · 12-month defect liability period · builders clean on completion · QBCC statutory warranty

STRUCTURE & EXTERIOR

Foundations & Site

Reinforced concrete waffle pod slab (up to M-class soil, no piercing) · standard site cuts & fills up to 300 mm · termite protection (penetration collars & perimeter reticulation)

Exterior

Linea weatherboard or Axon cladding (brick / Hebel upgrade available) · Colorbond metal roof, fascia & gutters (22.5° pitch) · painted FC eaves · 90 mm PVC painted downpipes · subfloor enclosure where required

Framing

Steel or timber frame with prefabricated trusses to engineer's specification · moisture barrier membrane · 2700 mm ceiling height

Outside Extras

Solid timber entry door with feature handle · sliding door to outdoors · external garden tap · clothesline · electric hot water system · 2 external feature façade lights

— WHAT'S INCLUDED

INTERIOR FINISHES

Internal Linings

2700 mm ceilings · 90 mm cove cornice · 10 mm plasterboard with water-resistant lining to wet areas · 66 mm skirting & 42 mm architraves · plaster-lined & painted alfresco ceiling

Doors & Hardware

2340 mm flush panel internal doors · premium Gainsborough lever handles with privacy sets · door stops throughout · white-framed mirrored sliding robes

Floor Coverings

Premium hybrid flooring to living & bedrooms · 600×600 mm tiles to bathroom & laundry · tiled splashbacks (600×600 kitchen, 300 mm laundry)

Painting

3-coat internal wall paint (Dulux or Taubmans low sheen) · gloss enamel to timber trim & doors

Storage

Built-in robe shelving with chrome hanging rails · four melamine shelves to linen, pantry & robes · linen cabinetry

Energy & Comfort

Minimum 7-star energy rating · R1.8 wall & R3.5 ceiling insulation · wall & roof sarking · water-saving taps & fittings · split-system air-conditioning to living & master bedroom

KITCHEN, BATHROOM & ELECTRICAL

Kitchen

20 mm mineral stone benchtops to island & rear bench · Polytec laminate cabinetry with overheads · soft-close drawers & doors · Westinghouse 600 mm appliances (gas cooktop, electric oven, rangehood, dishwasher) · fixed glass splashback to cooking area · Kaya pull-out sink mixer · cold water point to fridge

Laundry

Tilos 35 L laundry tub & cabinet with stainless bowl · Kaya sink mixer · stone top laundry

Bathroom

Dolce Vita 900 finger-pull vanity with ceramic top · Kaya basin mixer & twin rail shower set (chrome) · Modia wall-faced rimless toilet with soft-close seat · semi-framed clear glass shower screens · 2.1 m shower wall tiling, 1.2 m to vanity · frameless mirrors · chrome towel rails & accessories

Electrical

LED downlights & extra power points per electrical design · ceiling fans to living & bedrooms · pendant light over dining · smoke alarms · NBN provision

STANDARD EXCLUSIONS (AVAILABLE ON REQUEST)

To keep our fixed pricing transparent, the following items are excluded unless added to your quote: council infrastructure fees, major upgrades to existing service connections, rock excavation / tree removal / major site works, demolition of existing structures, retaining walls, concrete driveways, carports, setback concreting, fencing, landscaping, and furniture & fit-out items such as curtains and blinds. We're happy to price any of these with your proposal.

— INVESTMENT

Pricing & *your free quote.*

Our granny flats are priced as complete turnkey packages — designed, approved, built and ready to live in:

2 Bed · 1 Bath

from \$224,000+
turnkey

2 Bed · 2 Bath

from \$240,000+
turnkey

3 Bed · 2 Bath

from \$250,000+
turnkey

Your final price will vary with the design you choose, the size and configuration, your selected inclusions and upgrades, building materials, site conditions and service connections, and the other details we finalise together. Once your design and selections are locked in, we contract at a fixed price under an HIA QLD build contract — **the price you sign is the price you pay.**

Your free site assessment & quote

Every backyard is different. We'll assess your site, setbacks and services, walk you through designs and inclusions, and prepare a free, no-obligation fixed-price proposal for your granny flat or detached extension.

[START ONLINE — LEGACYHOMESQLD.COM.AU/DESIGN-BUILD.HTML](https://www.legacyhomesqld.com.au/design-build.html)

Frequently asked *questions.*

Q. How much will my granny flat cost?

Our turnkey packages start from \$224,000+ for a 2 bed / 1 bath design, \$240,000+ for 2 bed / 2 bath, and \$250,000+ for 3 bed / 2 bath. Your final price depends on the design, size, upgrades, site conditions and service connections — which is why we prepare a free, fixed-price proposal for your specific property before you commit to anything.

Q. How long does the whole process take?

Allow 4–5 weeks for design and building approval, then around 20 weeks of construction through to handover. Council timeframes, weather and site conditions can move this either way — we give you a timeline up front and keep you updated throughout.

Q. Can I change one of your standard designs?

Yes — every layout in this catalogue is a starting point. We customise the plan to your lot, setbacks and requirements, in Hamptons, Contemporary or Modern styling, and can also design a brand-new secondary dwelling from scratch with our in-house team.

Q. Can I upgrade individual inclusions?

Absolutely. Our standard inclusions already deliver a complete, rental-ready home — and you can upgrade anything you like, from brick or Hebel external walls to premium appliances, additional air-conditioning or upgraded finishes. Upgrades are priced into your fixed quote.

Q. Is the price fixed once we sign?

Yes. We build under a fixed-price HIA QLD build contract. Once your design, selections and site costs are finalised, the price you sign is the price you pay — any change you request afterwards is priced and approved by you in writing first.

Q. Do you handle council approvals?

Yes — we prepare the architectural drawings, engineering, energy assessment and soil/wind reports, and lodge and manage the council building approval for you. Standard lodgement fees are included in our packages.

Q. What rental income could a granny flat earn?

Self-contained secondary dwellings in South East Queensland typically rent for \$550–\$850 per week depending on location, size and finish, and can add \$250,000–\$450,000 to your property's value. These are market estimates only — we recommend confirming with a local property manager, and we'll help you design for the strongest rental appeal.

Q. What warranties do I get?

Every build is covered by QBCC home warranty insurance, the statutory warranties applying to new dwellings in Queensland, and a 12-month defect liability period — with mandatory independent inspections throughout construction.



LEGACY HOMES QLD

"We design granny flats that feel effortless, timeless and deeply personal — elegant today and enduring for generations."

Start the conversation

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Layouts are indicative concept plans only. Inclusions, designs and pricing current at time of publication and subject to change — please confirm details with our team. Rental and value figures are market estimates only. A fixed-price quote is provided after design and selections are finalised.