

Dual Living and Granny Flats



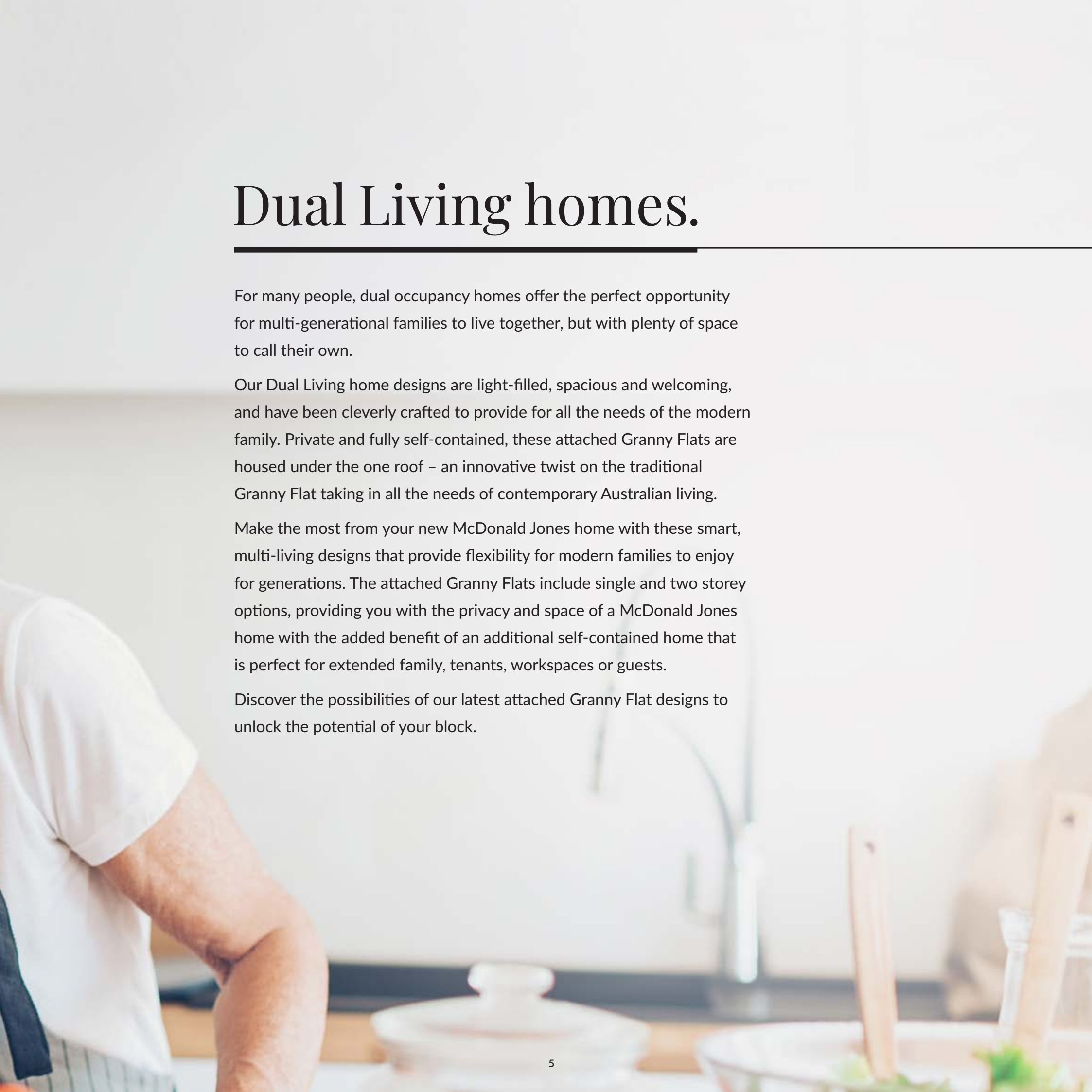
mcdonald jones
FIND YOURSELF AT HOME



Dual Living and Granny Flats

	Block Width	Home Width	Home Depth	Page
DUAL LIVING HOMES				
Soria	15m	13.0m	17.9m	6 - 7
Soria Two	15m	13.0m	19.5m	8 - 9
Serrano One	15m	12.9m	21.5m	10 - 11
Serrano Two	15m	12.9m	21.5m	12 - 13
Serrano Three	15m	12.9m	23.2m	14 - 15
Serrano Four	15m	12.9m	23.2m	16 - 17
Bragado	15m	12.1m	21.4m	18 - 19
GRANNY FLATS				
Granny Flat One		6.7m	9m	22 - 23
Granny Flat Two		7.3m	8.5m	24 - 25
Granny Flat Three		8.3m	7.5m	26 - 27
Granny Flat Four		6.5m	11.2m	28 - 29
Granny Flat Five		6.7m	10.6m	30 - 31
Granny Flat Six		7.7m	8m	32 - 33
Granny Flat Seven		5.7m	12.9m	34 - 35
Granny Flat Eight		8m	9.6m	36 - 37
Granny Flat Nine		8m	10.2m	38 - 39





Dual Living homes.

For many people, dual occupancy homes offer the perfect opportunity for multi-generational families to live together, but with plenty of space to call their own.

Our Dual Living home designs are light-filled, spacious and welcoming, and have been cleverly crafted to provide for all the needs of the modern family. Private and fully self-contained, these attached Granny Flats are housed under the one roof – an innovative twist on the traditional Granny Flat taking in all the needs of contemporary Australian living.

Make the most from your new McDonald Jones home with these smart, multi-living designs that provide flexibility for modern families to enjoy for generations. The attached Granny Flats include single and two storey options, providing you with the privacy and space of a McDonald Jones home with the added benefit of an additional self-contained home that is perfect for extended family, tenants, workspaces or guests.

Discover the possibilities of our latest attached Granny Flat designs to unlock the potential of your block.

Soria

A timeless design.

This modern two storey design offers a beautiful four bedroom family home, plus a fully self-contained one bedroom Granny Flat, perfect for growing families who want to future proof their new home or create additional income for their family.

The architectural design of the main house delivers everything you could want in a new home across two levels, featuring four bedrooms, two living areas, a study nook and double garage.

Suitable for 15m wide block or more, you can create an investment to offset your lifestyle with this generous attached Granny Flat, with its own private entrance and an open plan kitchen and living which flows out to the optional alfresco. The generously sized bedroom with a large walk-in robe, positioned at the opposite end of the flat, offers great separation from the living for added privacy.



Key features:

- A complete four bedroom home
- Separate one bedroom attached Granny Flat
- Designed for flexibility

15m
Minimum block width

5 3 2 1 2 13.0m

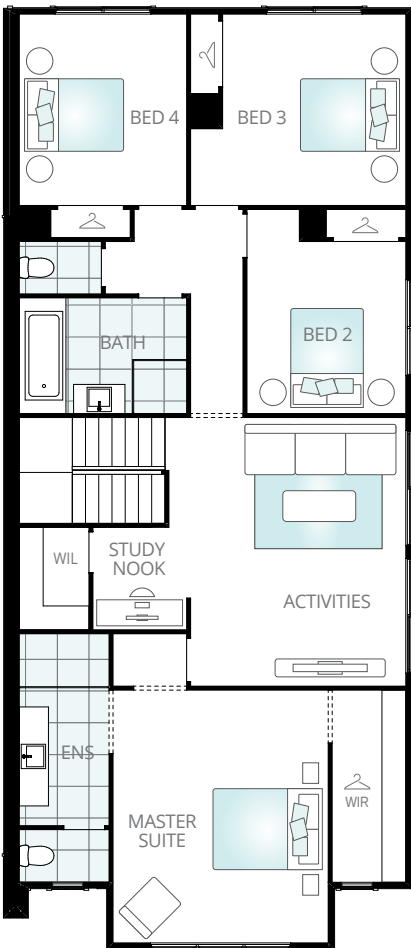
12.970m width x 17.845m depth

MAIN HOUSE

Family/Living	4.6 x 4.5
Dining	4.0 x 3.3
Master Suite	4.1 x 4.8
Bed 2	3.0 x 3.3
Bed 3	3.5 x 3.6
Bed 4	3.2 x 3.6
Activities	4.1 x 5.1
Study	2.1 x 2.0
Study Nook	1.8 x 1.9
Garage	5.5 x 5.5
Alfresco	3.4 x 3.5
SUITE	
Living/Kitchen	4.6 x 3.4
Bed 1	3.5 x 3.5



Ground floor



First floor

Options to consider:

- Alfresco to Granny Flat
- Two bedroom Granny Flat option available.

Floor Plan portrays the Harrow facade and will differ slightly with various facades.
Please note: the sizes of windows and external doors shown may vary from the standard plans due to the current BASIX requirements and the region in which you build. Please talk to your Building and Design Consultant for more information.



Wolfe Facade



Buxton Facade



Estell Facade



Classic Facade

Soria Two

A large floorplan designed for the generations to come.

Experience the versatility of the Soria Two, boasting a large floorplan designed for the growing family. A practical first level hosts an open plan living space, complete with large kitchen and walk-in pantry. A fully self-contained Granny Flat delivers a space that has all the necessities of comfortable living, including a spacious kitchen/living space, bathroom and bedroom with walk-in robe. Heading upstairs the activities and second study split the master suite from the remaining bedrooms, providing mum and dad with a private oasis at the front of the second level.

Beyond its impressive layout, the Soria Two offers endless customisation options to suit your lifestyle. The option for additional bedrooms in the Granny Flat provide expanded accommodation options, catering to evolving family needs or maximising rental potential. Whether you envision a private sanctuary for guests or desire additional space for hobbies and home offices, the Soria Two adapts effortlessly to your requirements.



Key features:

- Six bedrooms
- Two ensuites
- Rear positioned open plan living

6 4 2 2 13.0m

12.970m width x 19.500m depth

MAIN HOUSE

Family/Living	4.0 x 4.4
Dining	4.6 x 3.5
Master Suite	4.1 x 4.8
Bed 2	3.0 x 3.1
Bed 3	3.5 x 3.0
Bed 4	3.1 x 3.0
Activities	4.1 x 5.2
Study	2.1 x 2.0
Study Nook	1.8 x 1.9
Garage	5.5 x 5.5
Alfresco (optional)	3.4 x 3.3
SUITE	
Open Living/Kitchen	4.6 x 3.2
Bed 1	3.5 x 3.5

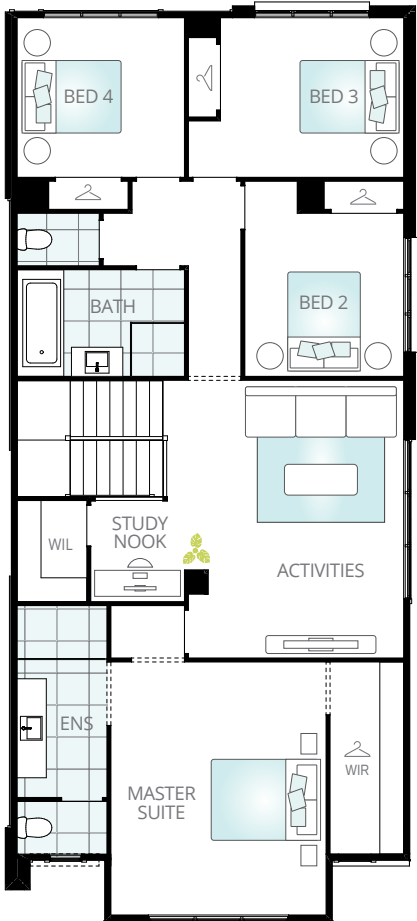
Options to consider:

- Butler's pantry
- One bedroom Granny Flat with alfresco
- Two bedroom Granny Flat option
- Two bed Granny Flat option with alfresco

15m
Minimum block width



Ground floor



First floor

Floor Plan portrays the Harrow facade and will differ slightly with various facades.

Please note: the sizes of windows and external doors shown may vary from the standard plans due to the new 7 star BASIX requirements effective from October 1, 2023. Please talk to your Building and Design Consultant for more information.



Harrow Facade



Buxton Facade



Estell Facade



Classic Facade

Serrano One

Two homes in one.

The Serrano One design offers three bedrooms in the cleverly designed main dwelling, plus an attached fully self-contained Granny Flat, and has been designed with convenience in mind to meet the growing needs of a modern family all under one roof.

If you have adult children, elderly parents, or you love accommodating guests, the Serrano is the design for you, offering everything you need for comfortable living including home theatre and study nook.



Key features:

- Attached one bedroom Granny Flat
 - Main dwelling with three bedrooms
 - Home theatre
- Study nook
 - Open plan living
 - Front master suite

15m
Minimum block width

4 3 1 2 12.9m

12.885m width x 21.500m depth

MAIN HOUSE

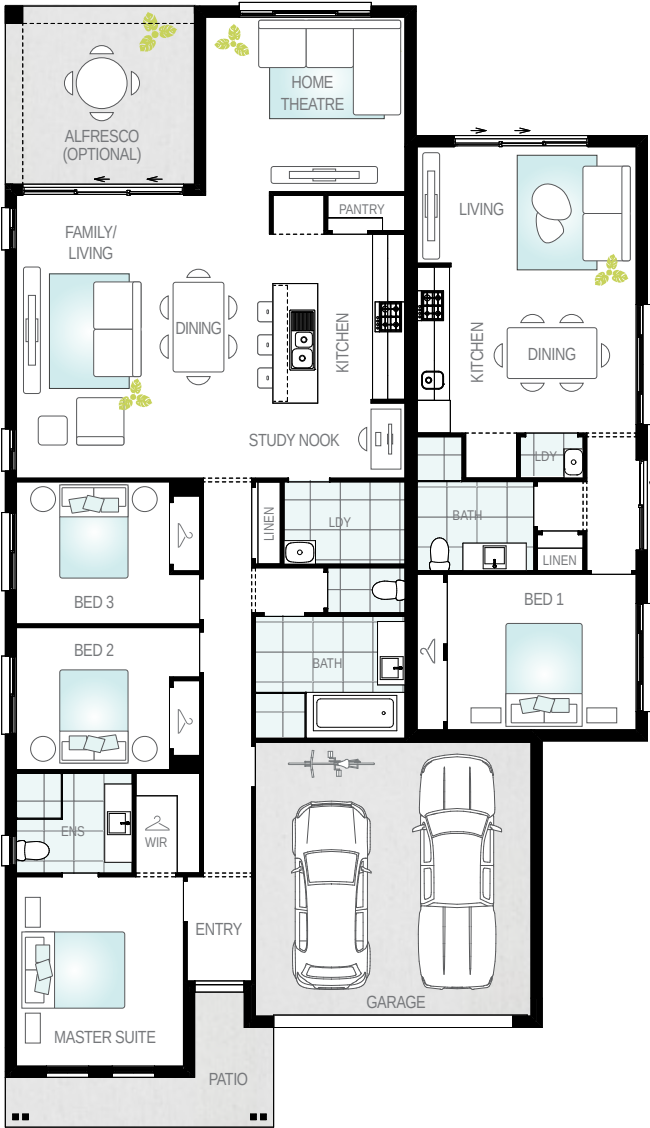
Family/Living/Dining	5.1 x 5.7
Master Suite	3.4 x 3.8
Bed 2	3.7 x 2.9
Bed 3	3.7 x 2.9
Home Theatre	4.0 x 3.5
Study Nook	2.7 x 1.5
Garage	5.5 x 5.5
Alfresco	3.8 x 3.6

SUITE

Bed 1	3.8 x 3.1
Dining	2.4 x 2.6
Living	4.4 x 3.2

Options to consider:

- Alfresco
- 900mm kitchen appliances
- Two bedroom Granny Flat option
- Single garage option



Floor Plan portrays the Everton facade and will differ slightly with various facades.

Please note: the sizes of windows and external doors shown may vary from the standard plans due to the current BASIX requirements and the region in which you build. Please talk to your Building and Design Consultant for more information.



Byron Facade



Everton Facade



Bondi Facade



Classic Facade

Serrano Two

Five bedrooms for flexible living.

The Serrano Two adds a fourth bedroom in the main dwelling and brings spacious living and dining areas for the entertainers. The attached one bedroom self-contained flat has its own private access and provides flexibility to use this for family or as additional income. Feel at ease knowing your guests have their own kitchen, dining, bathroom, and even laundry.



Key features:

- Attached one bedroom Granny Flat
- Main dwelling with four bedrooms
- Open plan living
- Front master suite

15m
Minimum block width

5 3 2 12.9m

12.885m width x 21.500m depth

MAIN HOUSE

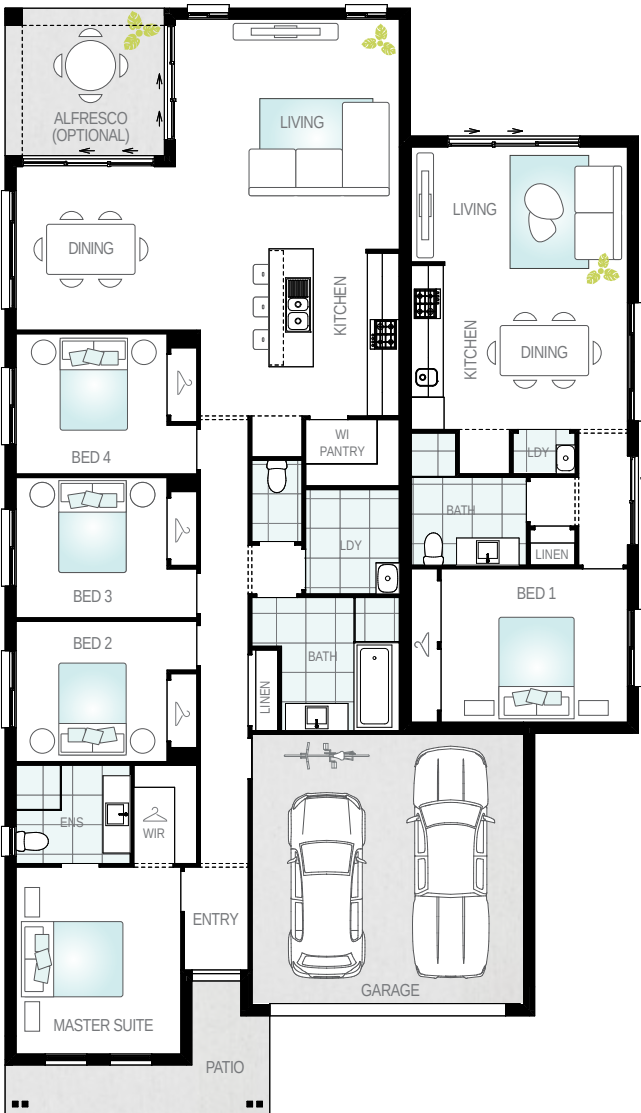
Living	4.6 x 4.7
Master Suite	3.4 x 3.8
Bed 2	3.7 x 2.9
Bed 3	3.7 x 2.9
Bed 4	3.7 x 2.9
Dining	3.8 x 3.3
Garage	5.5 x 5.5
Alfresco	3.2 x 3.0

SUITE

Living	4.4 x 3.2
Dining	2.4 x 2.6
Bed 1	3.8 x 3.1

Options to consider:

- Alfresco
- 900mm kitchen appliances
- Two bedroom Granny Flat option
- Single garage option



Floor Plan portrays the Everton facade and will differ slightly with various facades.

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Northport Facade



Byron Facade



Bondi Facade



Classic Facade

Serrano Three

Perfect for the entertainers.

Stepping up in size from the Serrano One, this home design features three generous sized bedrooms, an open plan kitchen, living and dining is at the heart of the home for families to come together, with the addition of a study nook for the kids. The separate home theatre overlooks the backyard, whilst your guests can enjoy the added space in the self-contained one bedroom flat next door.



Key features:

- One bedroom Granny Flat
- Main dwelling with three bedrooms
- Home theatre
- Study nook
- Front master suite
- His and Her robes

4 3 1 2 12.9m

12.885m width x 23.200m depth

MAIN HOUSE

Family/Living	5.1 x 4.9
Master Suite	3.4 x 3.8
Bed 2	3.7 x 3.3
Bed 3	3.7 x 3.3
Dining	4.0 x 2.9
Home Theatre	4.1 x 3.4
Study Nook	1.9 x 0.8
Garage	5.5 x 5.5
Alfresco	3.7 x 3.5

SUITE

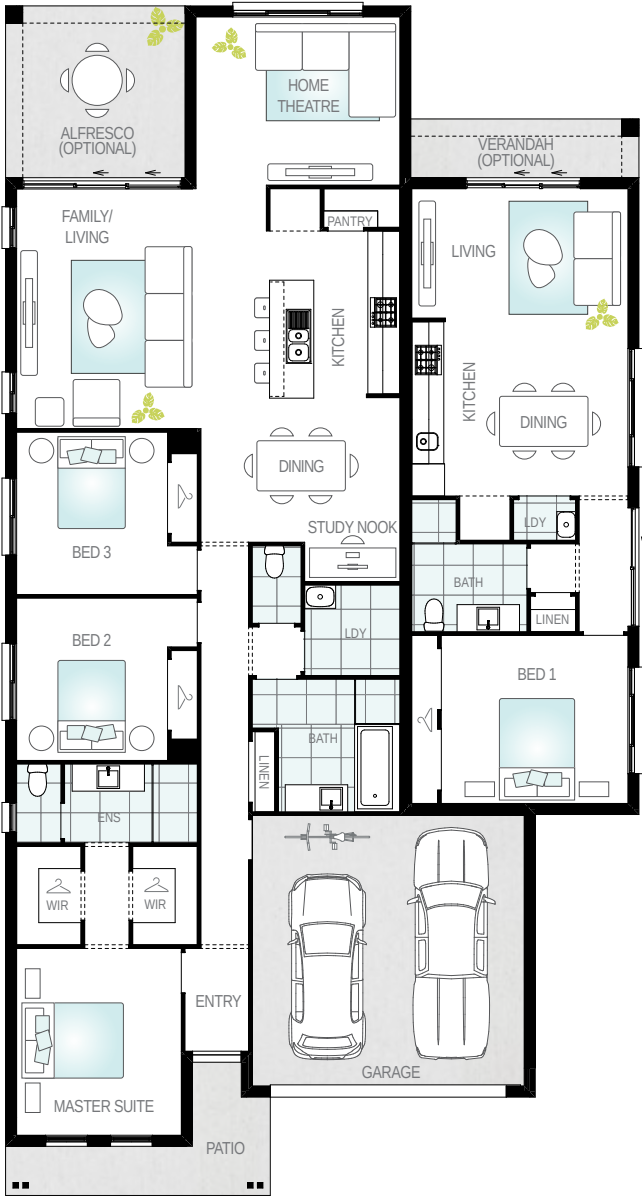
Bed 1	3.8 x 3.1
Dining	2.4 x 3.1
Living	4.4 x 3.2
Verandah	4.6 x 1.2

Options to consider:

- Alfresco and verandah
- 900mm kitchen appliances
- Single garage option
- Two bedroom Granny Flat option

15m

Minimum block width



Floor Plan portrays the Everton facade and will differ slightly with various facades. Please note: the sizes of windows and external doors shown may vary from the standard plans due to the current BASIX requirements and the region in which you build. Please talk to your Building and Design Consultant for more information.



Everton Facade



Northport Facade



Byron Facade



Classic Facade

Serrano Four

Spacious multi-living design.

Featuring five bedrooms in total without comprising on space, the Serrano Four is perfect for growing families. The spacious attached one bedroom flat with its own private entry is ideal for those looking to accommodate guests or potential rental income. The open layout and modern design of the Serrano means you don't have to sacrifice on space with a separate residence, allowing flexibility for generations to come.



Key features:

- Attached one bedroom Granny Flat
- Main dwelling with four bedrooms
- Home theatre
- Study nook
- Open plan living
- Front master suite

5 3 1 2 12.9m

12.885m width x 23.200m depth

MAIN HOUSE

Family/Living	5.1 x 4.5
Master Suite	3.4 x 3.8
Bed 2	3.7 x 2.9
Bed 3	3.7 x 2.9
Bed 4	3.7 x 2.9
Dining	4.0 x 2.9
Home Theatre	4.1 x 3.4
Study Nook	1.9 x 0.8
Garage	5.5 x 5.5
Alfresco	3.7 x 3.5

SUITE

Bed 1	4.4 x 3.4
Dining	2.4 x 3.1
Living	4.4 x 3.2
Verandah	4.6 x 1.2

Options to consider:

- Alfresco and verandah
- 900mm kitchen appliances
- Single garage option
- Two bedroom Granny Flat option

15m

Minimum block width



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Bondi Facade



Everton Facade



Northport Facade



Classic Facade

Bragado

More than meets the eye.

Featuring six bedrooms, the Bragado design is perfect for families looking to maximise single storey living, offering new home builders the ultimate in family accommodation. The main dwelling hosts four bedrooms, including a front positioned master suite, while the attached side Granny Flat provides an additional self-contained two bedroom home.

Designed for smarter living, the Bragado optimises every space to cater for the needs of contemporary living, with the added benefit of potential additional rental income. Perfect for investors looking to maximise their block, or large multi-generational families, this single storey design offers flexibility, privacy and the room to grow.



Key features:

- Four bedrooms in main dwelling
- Two bed attached Granny Flat
- Study nook

6 3 1 2 12.1m

12.090m width x 21.385m depth

MAIN HOUSE

Living	3.7 x 4.0
Master Suite	3.4 x 3.5
Bed 2	3.0 x 2.9
Bed 3	3.0 x 2.9
Bed 4	3.0 x 2.9
Dining	2.9 x 4.3
Study Nook	1.9 x 0.6
Garage	5.5 x 5.5

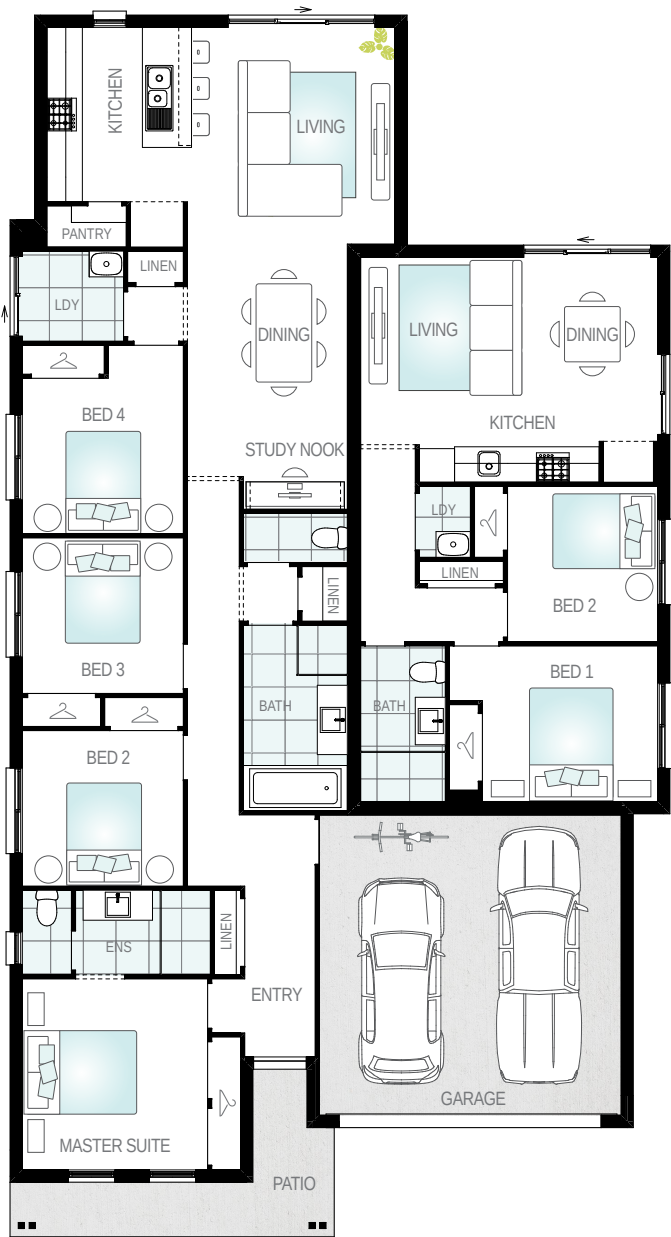
SUITE

Living/Dining	5.5 x 3.5
Bed 1	3.2 x 2.9
Bed 2	2.8 x 2.9

Options to consider:

- 900mm kitchen appliances
 - Split garage option available*
- *Subject to approval from certifying body.

15m
Minimum block width



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Bondi Facade



Byron Facade



Everton Facade



Classic Facade





Granny Flats.

While functionality is at the heart of this clever range of Granny Flat designs, your family's needs today, and over time, have been the inspiration. Whether you have children living at home longer, multi-generational families, or family and friends that come to stay for a while, our Granny Flats provide the space and flexibility for you to care for and accommodate your loved ones, no matter the occasion.

Built as a separate or detached residence to your new home, our functional Granny Flat designs include a range of modern and open plan layouts which give you a range of options for your block, and with even more people working from home these designs are perfect for an external office, hobby space or even pool house. The flexibility and range of designs really showcase Granny Flat living for the next generation.

Granny Flat One

Two bedroom Granny Flat.

The One design in the Granny Flat range is two bedroom option, great for ultra-narrow blocks, featuring a smartly designed living and kitchen and dining plus a concealed laundry and inbuilt linen.



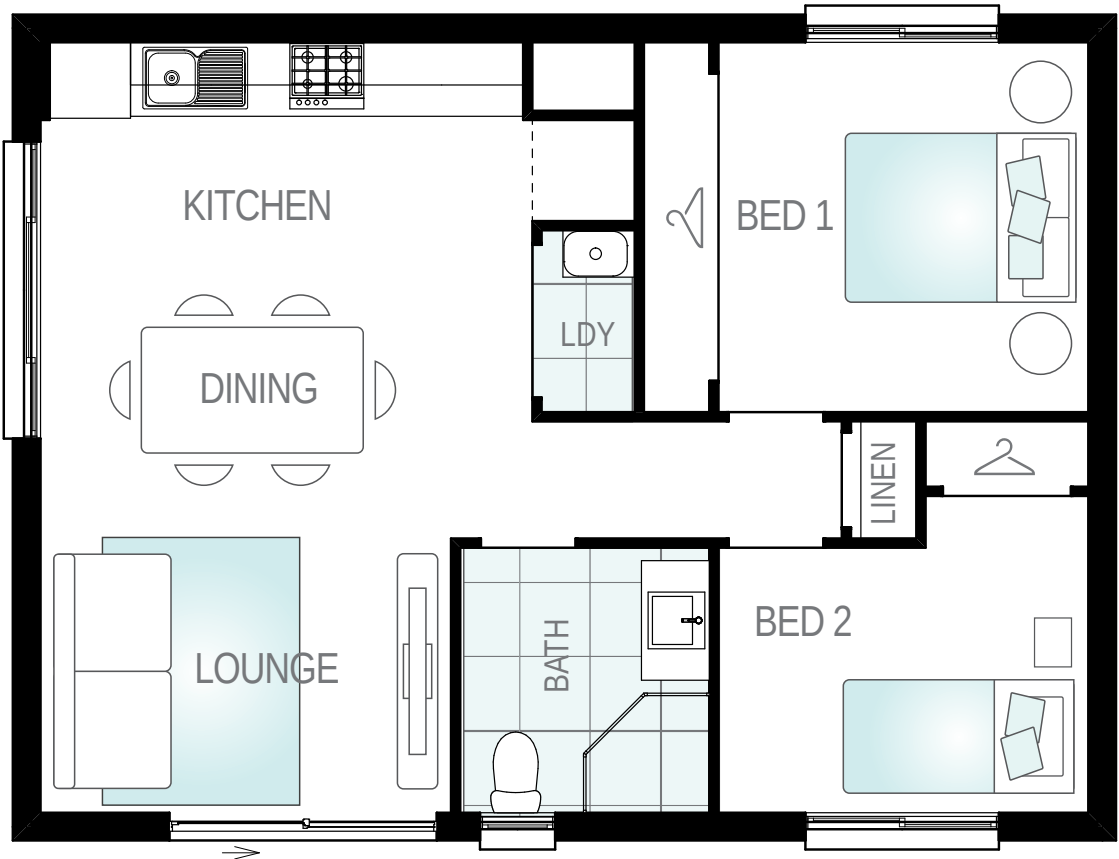
 2  1  6.7

 6.700 width x 8.950 depth

Kitchen/Dining	2.5 x 4.0
Lounge	3.2 x 3.3
Bed 1	3.0 x 3.0
Bed 2	2.2 x 3.0



Skillion Facade



This floor plan depicts the Classic facade.

Please note: the sizes of windows and external doors shown may vary from the standard plans due to the current BASIX requirements and the region in which you build. Please talk to your Building and Design Consultant for more information.

Granny Flat Two

Two bedroom Granny Flat.

The Two design in the Granny Flat range is great two bedroom option, for a slightly bigger block, featuring a good-sized kitchen and dining with large sliding doors that let light in and provide easy access to the backyard.



 2  1  7.3

 7.250m width x 8.500m depth

Kitchen/Dining	2.5 x 3.4
Lounge	3.5 x 3.8
Bed 1	3.2 x 3.0
Bed 2	2.6 x 2.4



Skillion Facade



This floor plan depicts the Classic facade.

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Granny Flat Three

Compact bedroom Granny Flat.

The Three design in the Granny Flat range is great option for comfortable living or the ultimate home office solution thanks to the smart design which appeals to privacy for multiple occupants.



 2  1  8.3

 8.300m width x 7.500m depth

Kitchen/Dining	2.6 x 2.5
Lounge	3.4 x 4.0
Bed 1	2.9 x 3.0
Bed 2	2.6 x 2.4



Skillion Facade



This floor plan depicts the Classic facade.

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Granny Flat Four

Perfect Granny Flat for a narrow block.

Never fear a narrow block – the Granny Flat Four has been designed to create more space and accommodation on your block. The welcoming patio is a wonderful size and the perfect spot for a lounge to enjoy your morning cuppa or overlook the pool.



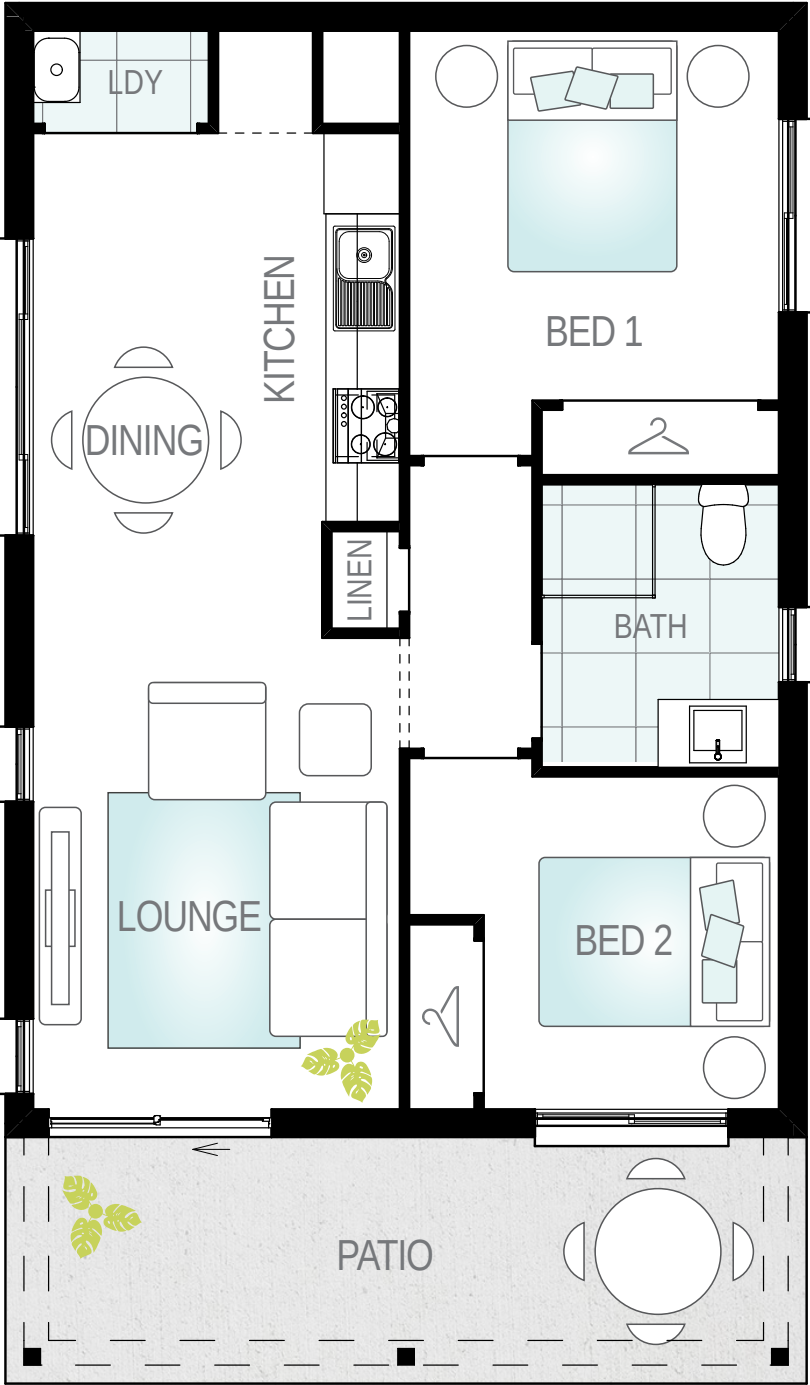
 2  1  6.5

 6.500m width x 11.200m depth

Lounge/Dining	3.0 x 4.7
Kitchen	2.4 x 3.2
Bed 1	3.0 x 3.0
Bed 2	2.4 x 2.7
Patio	6.5 x 2.0



Hipped Facade



This floor plan depicts the Classic facade.

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Granny Flat Five

Granny Flat that has everything!

Are you looking for more space for work or play, to add value or make money? Look no further than Granny Flat Five – this design features a wonderful entertaining space of a lounge, kitchen and dining that opens out to an alfresco. Ideal for a compact block, with two bedrooms which offer flexibility for guests or workspaces.



 2  1  6.7

 6.700m width x 10.550m depth

Kitchen/Dining	3.4 x 2.6
Lounge	4.0 x 3.5
Bed 1	2.8 x 3.1
Bed 2	2.2 x 3.1
Alfresco	2.2 x 4.8



Skillion Facade



This floor plan depicts the Classic facade.

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Granny Flat Six

Smartly designed one bedroom.

This one bedroom Granny Flat is designed with a smart use of space and a front, open living layout. This design features an open kitchen and dining which flows into the lounge, with the good-sized bedroom at the rear, complete with a wall-to-wall robe for great storage, perfect for guests staying long term or teenage retreat.



 1  1  7.7

 7.650m width x 8.000m depth

Kitchen / Dining	3.9 x 3.4
Lounge	3.6 x 3.6
Bed 1	2.9 x 3.6



Skillion Facade



This floor plan depicts the Classic facade.

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Granny Flat Seven

One bedroom design.

This Granny Flat is a narrow galley design to sit across the block where backyard space is limited. Ideal guest house that opens onto its own front alfresco and the rear bedroom offers privacy from the main living and kitchen areas.



1 1 5.7

5.650m width x 12.900m depth

Kitchen/Dining	3.1 x 3.1
Lounge	3.4 x 4.1
Bed 1	3.4 x 2.9
Alfresco	1.5 x 3.4



Skillion Facade



This floor plan depicts the Classic facade.
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Granny Flat Eight

Enjoy your cabana lifestyle

The perfect layout to have poolside or as a home office, with all rooms opening onto its large covered front alfresco. This smartly designed one bedroom Granny Flat is full of light across a compact floor plan, with everything you could need for comfort and easy living.



 2  1  9.6

 8.00 width x 9.60 depth

Kitchen/Dining	3.6 x 3.4
Lounge	3.6 x 3.6
Bed 1	3.0 x 3.3
Alfresco	5.5 x 3.5



Skillion Facade



This floor plan depicts the Classic facade.

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Granny Flat Nine

Single bedroom Granny Flat.

The Granny Flat Nine offers modern living across a compact, contemporary one bedroom design. Featuring a large alfresco, which flows effortlessly into the lounge and kitchen/dining, perfect as a spacious home office or revenue stream to rent out for short or long-term accommodation.



 2  1  8.0

 8.000m width x 10.100m depth

Kitchen/Dining	2.5 x 3.7
Lounge	4.4 x 3.9
Bed 1	3.4 x 3.5
Alfresco	3.5 x 5.8



Hipped Facade



This floor plan depicts the Classic facade.

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mcdonaldjoneshomes.com.au
1300 555 382



IMPORTANT NOTICE Images of facades shown are a guide only. Material finishes, dimensions and colours shown are purely an expression of the artist and are subject to change. Please refer to our current price list and specifications for facade finishes allowed in published price. Garage doors are panel lift doors. Garage door glazing is an additional cost. Images in this brochure including actual photographs and rendered imagery may depict fixtures, finishes, and features not supplied by McDonald Jones such as furnishings, internal and external fireplaces, landscaping, plants, decking, water features and swimming pools. Accordingly, published prices do not include the supply of any of these items. Images may also depict optional variations to the home design which incur additional costs such as window furnishings, window pelmets, light fittings such as pendant and down lights, front paths, driveways, fencing, barbecues, floor coverings, rendered external walls, upgrade bannisters, and upgraded kitchen/ bathroom layouts or finishes. Images may depict homes from other McDonald Jones design ranges and are used for illustrative purposes. Floor plans and room dimensions may differ slightly depending on your chosen facade (for example, window locations may differ with different facades). Plans are not shown to scale, and all measurements are approximate only. Sliding windows may not open in direction shown. Block widths noted are approximate and suitability may vary by Council (DCP) or Housing Code (CDC) requirements. Title widths have been rounded up so some block widths required could be less. Deleting parapet walls from facades will assist in fitting your house on a lesser sized block. *Assuming zero lot boundary. Please discuss your block requirements with our Building and Design Consultants. McDonald Jones reserves the right to modify designs or specifications without notice. For detailed home pricing, including details about the standard inclusions for the house and charges for optional variations, please talk to one of our Building and Design Consultants. NSW: McDonald Jones Homes Pty Ltd ABN 82 003 687 232 – NSW BLN: 41628 T/A McDonald Jones Homes – NSW Architect Reg No. 4234. ACT: McDonald Jones Homes (Canberra) Pty Ltd ABN 64 150 533 298 – ACT BLN: 20121296 – ACT Reg No. 2470. © McDonald Jones Homes Pty Ltd. All rights reserved. No part of this brochure may be reproduced, stored in a retrieval system or transmitted in any form or by any means without the prior written permission of McDonald Jones Homes. MCDONALD JONES – DUAL LIVING AND GRANNY FLATS EDITION 7. 01.07.25