



— PREMIUM MODULAR GRANNY FLATS —

AFFORDABLE.  
SUSTAINABLE.  
PREMIUM.



PREMIUM  
DESIGN



SUSTAINABLE  
SOLUTIONS



FASTER  
INSTALLATION



AFFORDABLE  
LUXURY



TURNKEY  
PACKAGES



ADDED PROPERTY  
VALUE

— DESIGNED FOR LIFE. BUILT FOR AUSTRALIA. —



# WELCOME TO OZZY NEST

## REDEFINING MODERN LIVING

At Ozzy Nest, we specialise in premium modular granny flats that combine contemporary architecture, factory-built precision and exceptional value.

Our homes are intelligently designed for Australian lifestyles, offering faster installation, predictable pricing and superior quality through advanced modular construction.

Whether you're creating additional living space, generating rental income or investing in your property's future, Ozzy Nest delivers modern homes that are beautifully designed, energy efficient and built to last.

FACTORY  
BUILT.  
AUSTRALIA  
READY.



PREMIUM  
QUALITY



FACTORY  
PRECISION



FASTER  
INSTALLATION



PREDICTABLE  
PRICING



# WHY MODULAR?

## BUILT SMARTER. BUILT BETTER.

Modular construction is transforming the way Australians build. Here's how we compare.



### TRADITIONAL CONSTRUCTION



- ⊗ Long build time
- ⊗ Multiple trades on site
- ⊗ Weather delays
- ⊗ Inconsistent quality
- ⊗ Cost blowouts
- ⊗ High site disruption & mess
- ⊗ Excessive construction waste
- ⊗ Unpredictable pricing

VS

### OZZY NEST MODULAR CONSTRUCTION



- ✓ Factory precision & quality control
- ✓ Faster installation on site
- ✓ Minimal weather impact
- ✓ Consistent high quality
- ✓ Predictable pricing
- ✓ Clean, safe & quiet sites
- ✓ Less waste, more sustainable
- ✓ Greater value for money

## THE OZZY NEST PROCESS

### A SIMPLE, STREAMLINED JOURNEY

Our proven process makes building your new home easy, transparent and stress-free.



1

#### CONSULTATION

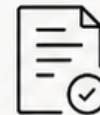
We understand your needs and discuss your vision.



2

#### DESIGN & QUOTE

We customise a design and provide a clear, fixed-price quote.



3

#### APPROVALS

We assist with all necessary approvals and documentation.



4

#### FACTORY BUILD

Your home is precision-built in our quality-controlled facility.



5

#### DELIVERY & INSTALL

We transport and install your home on-site quickly.



6

#### MOVE IN

Final connections completed. Your home is ready.



BUILT **SMARTER**. DELIVERED **FASTER**. DESIGNED FOR **LIFE**.





## THE HAVEN 40



1

BEDROOM



1

BATHROOM



1

LIVING AREA

The **Haven 40** is the perfect balance of comfort, style and functionality. Designed for modern living, it's an ideal solution for those seeking extra space without compromising on quality.

SCAN TO VIEW  
VIRTUAL TOUR



3.800



### SPECIFICATIONS

|                 |                      |
|-----------------|----------------------|
| Total Area      | 40.0 m <sup>2</sup>  |
| Length          | 12.0 m               |
| Width           | 3.8 m                |
| Bedrooms        | 1                    |
| Bathrooms       | 1                    |
| Living Area     | 1                    |
| Building Height | 2.7 m                |
| Roof Pitch      | 2°                   |
| Built to        | Australian Standards |

### INCLUSIONS

- ✓ Quality kitchen with appliances
- ✓ Built-in robes
- ✓ LED downlights throughout
- ✓ Split system air conditioning
- ✓ Premium flooring
- ✓ Instant hot water system

\*Plans and images are for illustration purposes only.

## THE OZZY NEST ADVANTAGE

We've combined design, innovation and industry-leading construction methods to deliver homes that exceed expectations.



### FACTORY PRECISION

Constructed in a controlled environment for superior quality.



### FAST INSTALLATION

Significantly reduced on-site time once approvals are in place.



### ENERGY EFFICIENT

Designed to reduce energy usage and lower running costs.



### AFFORDABLE LIVING

Premium finishes and quality without the premium price tag.



### MODERN DESIGN

Contemporary styles that suit the way Australians live.



### CLEANER CONSTRUCTION

Less mess, less waste and minimal neighbour disruption.



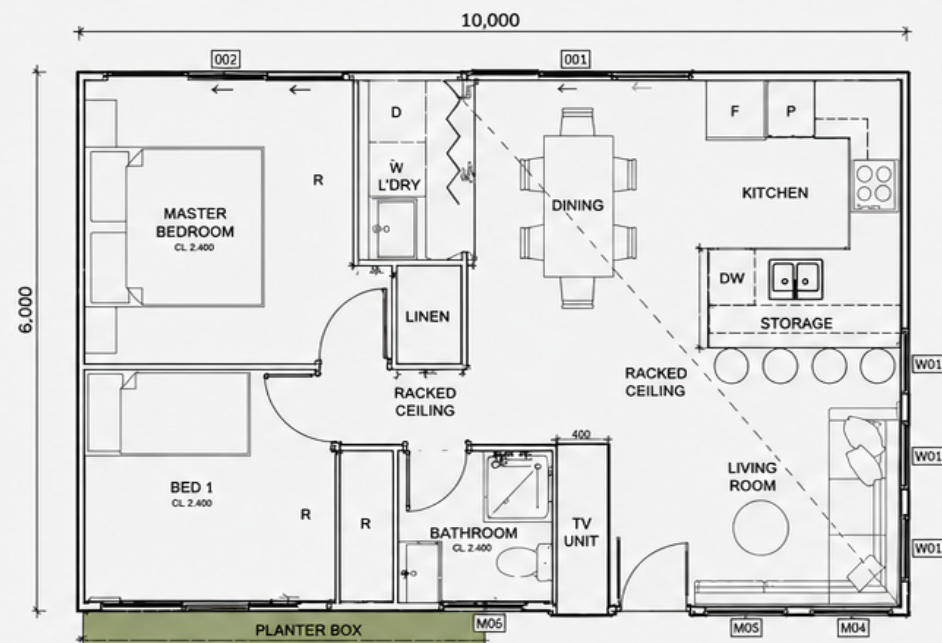


## THE HAVEN 60

|                                                                                   |                                                                                    |                                                                                     |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |
| 2                                                                                 | 1                                                                                  | 1                                                                                   |
| BEDROOMS                                                                          | BATHROOM                                                                           | LIVING AREA                                                                         |

The **Haven 60** is a beautifully designed 2-bedroom granny flat offering the perfect balance of comfort, style and functionality. Ideal for small families, independent living or investment.

SCAN TO VIEW  
VIRTUAL TOUR



### SPECIFICATIONS

|            |                     |
|------------|---------------------|
| Total Area | 60.0 m <sup>2</sup> |
| Length     | 10.0 m              |
| Width      | 6.0 m               |
| Bedrooms   | 2                   |
| Bathrooms  | 1                   |

### INCLUSIONS

- ✓ Quality kitchen with appliances
- ✓ Built-in robes
- ✓ LED downlights throughout
- ✓ Split system air conditioning
- ✓ Premium flooring
- ✓ Instant hot water system

\*Plans and images are for illustration purposes only.

## THE OZZY NEST ADVANTAGE

We've combined design, innovation and industry-leading construction methods to deliver homes that exceed expectations.



### FACTORY PRECISION

Constructed in a controlled environment for superior quality.



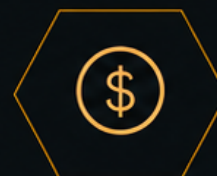
### FAST INSTALLATION

Significantly reduced on-site time once approvals are in place.



### ENERGY EFFICIENT

Designed to reduce energy usage and lower running costs.



### AFFORDABLE LIVING

Premium finishes and quality without the premium price tag.



### MODERN DESIGN

Contemporary styles that suit the way Australians live.



### CLEANER CONSTRUCTION

Less mess, less waste and minimal neighbour disruption.





## THE HAVEN 70



3

BEDROOMS



1

BATHROOM



1

LIVING AREA

The **Haven 70** is a smartly designed 3-bedroom granny flat that maximises space and comfort. Perfect for growing families, guests, or rental investment. Modern, practical, and built to elevate the way you live.

SCAN TO VIEW  
VIRTUAL TOUR



### SPECIFICATIONS

|                 |                      |
|-----------------|----------------------|
| Total Area      | 70.0 m <sup>2</sup>  |
| Length          | 11.6 m               |
| Width           | 6.0 m                |
| Bedrooms        | 3                    |
| Bathrooms       | 1                    |
| Living Area     | 1                    |
| Building Height | 2.7 m                |
| Roof Pitch      | 2°                   |
| Built to        | Australian Standards |

### INCLUSIONS

- ✓ Quality kitchen with appliances
- ✓ Built-in robes
- ✓ LED downlights throughout
- ✓ Split system air conditioning
- ✓ Premium flooring
- ✓ Instant hot water system

\*Plans and images are for illustration purposes only.

## THE OZZY NEST ADVANTAGE

We've combined design, innovation and industry-leading construction methods to deliver homes that exceed expectations.



### FACTORY PRECISION

Constructed in a controlled environment for superior quality.



### FAST INSTALLATION

Significantly reduced on-site time once approvals are in place.



### ENERGY EFFICIENT

Designed to reduce energy usage and lower running costs.



### AFFORDABLE LIVING

Premium finishes and quality without the premium price tag.



### MODERN DESIGN

Contemporary styles that suit the way Australians live.



### CLEANER CONSTRUCTION

Less mess, less waste and minimal neighbour disruption.



# BUILT SMARTER. BUILT BETTER.

Modular construction is the future of housing. At Ozzy Nest, we combine modern design with advanced factory-built precision to deliver premium homes that are faster to build, more affordable to own and built to last.



**FACTORY BUILT**  
Precision construction in a controlled environment.



**FASTER BUILD**  
Significantly reduced construction time on-site.



**PREDICTABLE PRICE**  
Clear, upfront pricing with no hidden surprises.



**ENERGY EFFICIENT**  
Designed to reduce energy usage and lower running costs.



**MODERN DESIGN**  
Contemporary layouts and finishes that suit Australian living.



**QUALITY ASSURED**  
Rigorous quality in Australian standards and quality controlled.

## DESIGNED FOR REAL LIFE

Every Ozzy Nest home is thoughtfully designed to maximise space, natural light and comfort. High quality finishes and intelligent layouts create homes you'll love to live in.



## ENGINEERED FOR EXCELLENCE

Our modular homes are built using high-quality materials and advanced construction methods to ensure strength, comfort and durability for years to come.



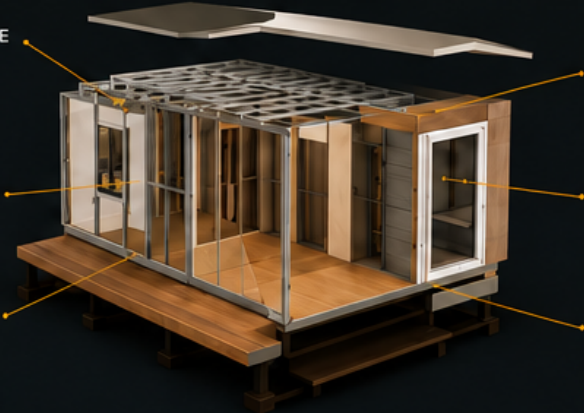
**GALVANISED STEEL FRAME**  
Strong, durable and engineered for Australian conditions.



**THERMAL INSULATION**  
High performance insulation for year-round comfort and energy savings.



**PREMIUM FINISHES**  
Modern, low-maintenance finishes inside and out.



**QUALITY WINDOWS**  
Natural light, ventilation and superior energy performance.



**INTERNAL FITOUT**  
Stylish, functional and built with premium materials.



**SMART SYSTEMS**  
Efficient systems for water, power and climate control.



**PREMIUM QUALITY**  
Built to the highest standards with durable, long-lasting materials.



**10 YEAR STRUCTURAL WARRANTY**  
Peace of mind with our comprehensive 10 year structural warranty.



**AUSTRALIAN DESIGNED**  
Proudly designed for Australian lifestyles and conditions.



**LOCAL SUPPORT**  
Dedicated support before, during and after your build.



# HOW MODULAR CONSTRUCTION WORKS

Unlike traditional building, much of your home is completed before it even reaches your property.

That means greater quality control, fewer delays and a faster overall project.

## 1 CONSULTATION



We listen to your needs, understand your vision and guide you through the process from the very beginning.

## 2 DESIGN



Our designers create a custom layout tailored to your lifestyle, block and budget.

## 3 APPROVALS



We prepare and submit all necessary plans and documentation for council or complying development approval.

## 4 FACTORY CONSTRUCTION



Your home is built in our controlled factory environment with precision, quality and care.

## 5 INSTALLATION



We deliver and install your home on-site quickly and efficiently by our experienced team.

## 6 ENJOY YOUR NEW HOME



It's time to relax and enjoy your brand new Ozzy Nest home, built for life.



### QUALITY ASSURED

Built in a controlled factory environment to the highest standards.



### FASTER BUILD TIMES

Reduced on-site construction means your home is ready sooner.



### COST EFFECTIVE

Less time on-site and greater efficiency helps keep costs down.



### SUSTAINABLE CHOICE

Less waste, fewer emissions and a smarter way to build.



### BUILT TO LAST

Premium materials and workmanship for long-term peace of mind.



# BUILT FOR<sup>®</sup> MODERN AUSTRALIA

Ozzy Nest homes are designed to adapt to the way Australians live today. Whether you need more space for family, a smart investment or a private retreat, there's a solution to suit every lifestyle.



## RENTAL INVESTMENT

Generate reliable income with a high-quality home that attracts great tenants.



## HOME OFFICE

Work from home in a quiet, comfortable space that keeps you productive.



## TEENAGE RETREAT

Give teens their own space to relax, study and call their own.



## HOLIDAY ACCOMMODATION

Perfect for short stays, guest retreats or holiday rentals.



## GROWING FAMILIES

Create the extra space your family needs with a home that grows with you.



## INDEPENDENT LIVING

Enjoy comfort, privacy and freedom in a home that's perfectly yours.



## RURAL LIVING

Built tough for Australia's conditions and made for wide-open spaces.



## MULTI-GENERATIONAL LIVING

Bring everyone together while giving each generation their own space.



# ENGINEERING EXCELLENCE

Every Ozzy Nest home is engineered with precision and built using high-quality materials and advanced construction techniques to deliver strength, comfort and long-term performance.

**Built smarter. Built stronger. Built to last.**



## 1. GALVANISED STEEL FRAME

High-strength galvanised steel construction provides exceptional durability, structural integrity and resistance to Australian conditions.



## 2. INSULATION

Premium insulation in walls, floors and ceilings helps maintain a stable indoor temperature and improves energy efficiency all year round.



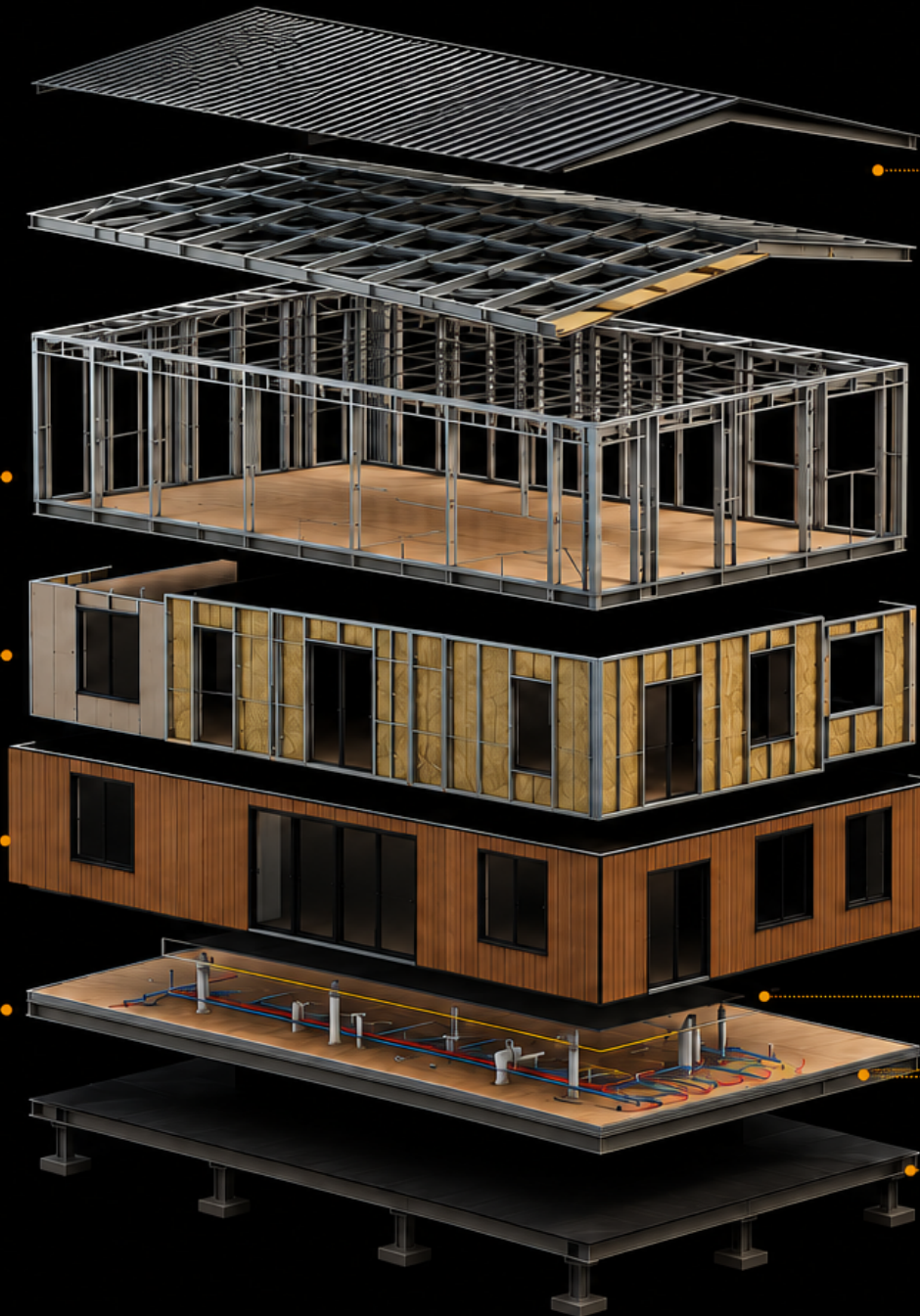
## 3. EXTERNAL CLADDING

Durable, low-maintenance cladding options in a range of finishes for style, protection and long-lasting performance.



## 4. WINDOWS

High-performance aluminium windows and doors for natural light, energy efficiency and all-weather comfort.



## 5. ROOF

Insulated roofing with high-quality materials provides superior weather protection and enhances thermal performance.



## 6. ELECTRICAL

Fully integrated electrical system with quality wiring, outlets and switches – built to Australian Standards for safety and reliability.



## 7. PLUMBING

Pre-installed plumbing system including water supply and waste connections for a hassle-free fit-out.



## 8. WATERPROOFING

Water-resistant barriers and sealing protect your home from moisture, leaks and the harsh Australian climate.



## 9. THERMAL PERFORMANCE

Engineered for comfort in every season – keeping your home warmer in winter and cooler in summer while reducing energy costs.



## BUILT TO AUSTRALIAN STANDARDS

Every component and system is carefully selected to meet or exceed Australian building codes and quality standards for your peace of mind.



# SUSTAINABILITY MATTERS

At Ozzy Nest, we believe a better way to build creates a better world to live in.

Our modular homes are designed with sustainability at their core—reducing waste, saving energy and minimising environmental impact without compromising on quality or comfort.

“  
BUILDING SMARTER  
ISN'T ONLY BETTER  
FOR HOMEOWNERS—  
IT'S BETTER FOR THE  
ENVIRONMENT TOO.



## ENERGY EFFICIENT

Designed to reduce energy use with efficient systems, quality appliances and smart design.



## THERMAL INSULATION

High-performance insulation keeps your home comfortable year-round while reducing heating and cooling needs.



## REDUCED WASTE

Precision factory construction minimises waste and ensures materials are used more efficiently.



## LOWER CARBON FOOTPRINT

Smarter builds, fewer emissions and a lighter impact on the planet for future generations.



## WATER EFFICIENT

Water-saving fixtures and systems help reduce consumption and protect our natural resources.



## SUSTAINABLE MATERIALS

We use responsibly sourced, durable materials built to last and reduce the need for replacement.



## MINIMAL SITE IMPACT

Less disruption to your land with a faster build time and minimal impact on the surrounding environment.



## FACTORY MANUFACTURING

Controlled factory conditions ensure higher quality, consistency and a more sustainable build.



Sustainability isn't just a feature—it's part of everything we do. Because we know that a better home leads to a better future.





# OUR DIFFERENCE

## MORE THAN A GRANNY FLAT COMPANY

Ozzy Nest forms part of the  
Ozzy Backyards family.

Unlike traditional providers, we can  
create an entire outdoor lifestyle  
around your new home.



**DESIGNED TO  
COMPLEMENT  
YOUR LIFESTYLE**

Seamless integration of  
home and outdoors.



**BACKED BY  
EXPERIENCE**

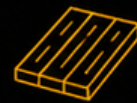
Part of the trusted  
Ozzy Backyards family.



**QUALITY YOU  
CAN TRUST**

Premium materials,  
built to last.

## OPTIONAL ADDITIONS INCLUDE



COMPOSITE DECKING



PERGOLAS



OUTDOOR KITCHENS



ELECTRIC BLINDS



ELECTRIC AWNINGS



OUTDOOR LIVING AREAS



**ONE COMPANY.**

Everything under  
one roof.



**ONE DESIGN VISION.**

A cohesive look that  
brings your vision to life.



**ONE COMPLETE SOLUTION.**

From concept to completion –  
we handle it all.



# PREMIUM INCLUSIONS

At Ozzy Nest, quality comes standard. Every home is built with carefully selected premium materials and finishes to deliver exceptional comfort, style and lasting value.



## STEEL FRAME

High-strength galvanised steel frame for superior structural integrity and durability.



## DOUBLE GLAZING (IF APPLICABLE)

Enhanced thermal and acoustic performance for year-round comfort and efficiency.



## PREMIUM FLOORING

Quality flooring options that combine style, durability and easy maintenance.



## STONE BENCHTOPS

Elegant and hard-wearing stone surfaces that elevate your kitchen and bathroom.



## SOFT CLOSE CABINETRY

Premium cabinetry with soft close drawers and doors for a quiet, seamless finish.



## DESIGNER BATHROOMS

Stylish, functional bathrooms with quality fixtures and contemporary design.



## ENERGY EFFICIENT LIGHTING

LED lighting throughout for lower energy use and a brighter, better home.



## MODERN APPLIANCES

Quality appliances that combine performance, reliability and style.



## QUALITY INSULATION

High-performance insulation in walls, floors and ceilings for thermal comfort all year round.



## PREMIUM WINDOWS

Durable aluminium windows that maximise natural light and improve efficiency.



BUILT BETTER. BUILT TO LAST.





# WARRANTY

PEACE OF MIND. BUILT IN.

At Ozzy Nest, we stand behind every home we build. From premium materials to precision engineering, our commitment to quality is backed by strong warranties and ongoing support you can rely on.

**QUALITY YOU CAN TRUST.  
WARRANTY YOU CAN RELY ON.**



## STRUCTURAL WARRANTY

Long-term structural warranty for your complete peace of mind and lasting protection.



## AUSTRALIAN STANDARDS

Built to strict Australian Standards and Building Codes for safety, strength and compliance.



## PREMIUM MATERIALS

We use only high-quality, durable materials selected to stand the test of time.



## QUALITY ASSURANCE

Rigorous quality checks at every stage of construction to ensure excellence in every detail.



## AFTER SALES SUPPORT

Our team is here for you with reliable after sales support and ongoing assistance.



## ENGINEERING CERTIFIED

Engineered for performance and certified by industry professionals you can trust.





# WHY INVEST?

## Smarter living. Stronger returns.

An Ozzy Nest is more than extra space—it's a smart investment that delivers lifestyle benefits today and lasting value tomorrow.



### HIGH DEMAND

Australia's secondary dwelling market is growing year on year.



### STRONG RETURNS

Increase rental yield and maximize your investment.



### LONG-TERM VALUE

Quality builds that deliver lasting lifestyle and financial benefits.



### MEETS REAL NEEDS

Addressing Australia's housing shortage with smart, flexible solutions.



### BUILT FOR THE FUTURE

Sustainable, efficient and designed to adapt to your changing needs.

INVEST IN MORE THAN A GRANNY FLAT. INVEST IN YOUR FUTURE.



# FREQUENTLY ASKED QUESTIONS

Everything you need to know about  
your Ozzy Nest modular home.

🔍 Clear answers. Complete confidence.



## HOW LONG DOES INSTALLATION TAKE?

Most Ozzy Nest homes can be installed and completed on site within 2–6 weeks, depending on the size, design and site conditions. Our streamlined process ensures minimal disruption and fast turnarounds.



## WHAT APPROVALS ARE REQUIRED?

Approvals vary by location and use. In most cases, you'll need a Development Approval (DA) or Complying Development Certificate (CDC). Our team can guide you through the process and help with all documentations.



## CAN I CUSTOMISE THE DESIGN?

Absolutely. Ozzy Nest homes are fully customisable. From floor plans and finishes to facades and inclusions, we'll work with you to create a space that suits your lifestyle and needs perfectly.



## WHAT ABOUT WARRANTY & AFTERCARE?

All Ozzy Nest homes come with comprehensive structural warranties and ongoing support. We stand by the quality of our homes and are here to assist you long after handover.



## CAN IT BE RELOCATED?

Yes. Ozzy Nest homes are designed to be transportable. They can be relocated if your needs change, giving you long-term flexibility and peace of mind.





# PREMIUM LIVING. SMARTER CONSTRUCTION.

At Ozzy Nest, we believe the future of Australian housing is modular.



FACTORY PRECISION.



ARCHITECTURAL DESIGN.



ENERGY EFFICIENCY.



AFFORDABLE LUXURY.



**BUILT SMARTER.**  
Intelligent design and  
modern methods.



**BUILT FASTER.**  
Reduced build time.  
Maximum efficiency.



**BUILT FOR LIFE.**  
Quality you can trust.  
Comfort that lasts.

SMARTER BY DESIGN. SUPERIOR BY NATURE.





— PREMIUM MODULAR LIVING —  
AUSTRALIA'S FUTURE IN HOUSING



[www.ozzynest.com.au](http://www.ozzynest.com.au)



[sales@ozzynest.com.au](mailto:sales@ozzynest.com.au)



1300 004 253



2/35 Hallstrom Place,  
Wetherill Park NSW 2164



FOLLOW US



BUILT SMARTER. | BUILT FASTER. | BUILT FOR LIFE.

