

WHAT IS A GRANNY FLAT — REALLY?

Wondering what a granny flat really is? Learn the difference between backyard dwellings and modular housing — and why not all builders offer both

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Ask five people what a “granny flat” is, and you might get five different answers.

Some imagine a small cabin for Nan. Others are thinking about a teenage retreat, an Airbnb rental, or a backyard studio with a bathroom and kitchenette. And in today’s housing climate, that kind of flexibility in language is understandable — but it also leads to a lot of confusion.

The Loose Truth: A Granny Flat Can Mean Many Things

In everyday Australian use, “granny flat” has become a catch-all term for almost any small, self-contained building in the backyard. This includes:

- Modular studios or cabins
- Teenage retreats
- Guest accommodation
- Self-contained units for ageing family members

If it’s compact, has a door of its own, and includes essential amenities, people tend to call it a granny flat — regardless of the intended use.

What It’s Not

Where the term breaks down is when it’s used to describe solutions that are actually commercial or operational in nature, such as:

- Accommodation for essential or remote workers
- Modular offices or site buildings
- Cabins in lifestyle or holiday villages
- Government or NGO housing assets

These uses fall outside the typical definition of a granny flat — and they fall into a different category altogether when it comes to design, compliance, delivery, and value.

Why Aruva Doesn’t Build Granny Flats (Usually)

The reality is — we could.

But most people who are looking for a granny flat are expecting something simple and affordable. Often, their budget sits around \$50,000–80,000, and they’re hoping for a fast, minimal-fuss installation in the backyard.

That’s not what we do.

At Aruva, we deliver **superior modular housing, delivered fast and built to last**. Our builds are:

- Constructed using traditional house-grade materials
- Larger than typical backyard units
- Designed for long-term accommodation, not temporary solutions
- Engineered for compliance, durability, and value

There are no shortcuts. And that means our offering doesn’t align with the expectations many people have when they search for “granny flat”.



It's not about pricing ourselves out. It's about **delivering a product that's designed to last**, support lives, and perform in demanding settings. We focus on real housing outcomes — not just filling a backyard gap.

When It Could Be a Fit

If someone says, "I know your builds are different — I understand the price, I understand the time frame, and I want something higher-quality that's going to last," then yes — we may be able to help.

But if the expectation is a quick-and-cheap fix, we're probably not the right fit. And that's okay. Clarity up front saves everyone time and gets people to the right solution faster.

What We Do Build

We serve commercial and government decision-makers who need to house workers, staff, or program participants. That includes community housing, manufactured home estates, regional housing, key worker accommodation, essential service support — the kind of outcomes where durability, compliance, and delivery speed matter.

We build practical designs that make life easy and pay back. Our process keeps it simple, so you're sorted from start to finish. And we're a down-to-earth team you can rely on.

In Summary

The word "granny flat" has become a bit of a wildcard — and that's fine. But it helps to know what you're really looking for, and what kind of builder can deliver it.

If you're in the market for an affordable backyard flat, there are plenty of specialists out there who can help.

If you need modular housing that's **strong, simple, and built to last** — so your investment **keeps delivering**, then you're speaking our language.

It's why we say: **Real Living. Delivered.**

REAL LIVING. DELIVERED.



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