

Add Value to Your Property with a Secondary Dwelling

An introduction for investors.

At a glance

A secondary dwelling can add value to your property through convenience, weekly rental income, and maximising your sale price.

Buyers are attracted by the potential of extra income either through long term tenants or short-stay accommodation, and a self-contained sanctuary for teenagers or visiting family.

Key metrics

According to CoreLogic, adding a secondary dwelling can increase the value of your property by 30%, and rental income by 27%.



30%

Increase property value



27%

Increase in rental returns

Opportunity



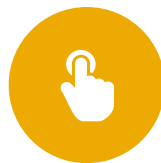
If you've wondered whether a secondary residence would increase your property's value, the short answer is likely yes.

Adding a high-quality, well-designed secondary dwelling opens up numerous ways to increase your home's value and capitalise on your primary investment.

Maximise Your Land



For keen property investors, construction cost on your existing land will likely outweigh the purchase or build of a stand-alone investment property, whilst increasing value and offering high return options.



Professional Service



Fixed-Price Designs



Capital Returns

Benefits



1

Capital Returns

Boost your home's sale price by attracting a wider range of buyers seeking rental income, or a self-contained space.

2

Extra Income

Build on your existing land and rent to long-term or short-stay tenants through Airbnb.

3

Save Money

Consolidate your home office or studio, or provide a self-contained space for older children/parents.

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Add Value to Your Home with a Secondary Dwelling



\$1.42m

See our case study in Page, ACT below which sold for over \$500,000 above the median house price.

Earn Extra Income



Whether for long-term tenants or short-stay accommodation, we've provided clients up to \$60,000pa in rental income from their secondary dwellings; a yield of 25% on the cost of build in some cases.

Maximise Your Sale Price



A recent example in Page ACT featuring design 315 saw 2 Halford Crescent sell for \$1.42m; \$524,000 above the median house price and almost \$1m above the Unimproved Value. This custom design featured 3 bedrooms and 3 bathrooms in the fully self-contained secondary residence.



Featuring high-quality materials and full design input, our dwellings achieve 7-star energy efficiency.

Creating a High-Quality Investment



To add true value to your home, it's important to invest in an efficient, world-class build to attract future buyers and quality tenants in the long term.

By creating a fixed-price model on all designs, we control every stage of the build- from design to planning approvals, inclusions, interior design, and construction, all managed in-house by our team of professionals to ensure perfect results and true value to your property.

Case Study- Design 315



Halford Crescent, Page ACT

Metrics



Primary Residence

3 Bedroom, 1 Bathroom
109 sqm

UA 2023:

\$529,000

Second Dwelling (Design 315)

3 Bedroom, 3 Bathroom
89 sqm

SALE PRICE
2023:

\$1,420,000

Total Block Size

1123 sqm

MEDIAN 2023:

\$896,000



Fixed-Price
Design 315



Added Value

Build Value Breakdown Design 315



The values of the three components to build Design 315 are listed as a typical example below:

- Build value – \$315,795.00 inclusive of GST
- Planning fees and charges – \$25,900.09 inclusive of GST (approx 7% of the value of the total project)
- Utility connections – \$16,866.14 inclusive of GST (approx 5%)
- Total Value: \$358,561.23 inclusive of GST

It's our commitment to build you a world-class and high-quality residential project with a fixed-price agreement, with **total control of what materials, fittings and finishes** are selected in your design.

Contact us Today



Frank Walmsley

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Access Emerging Property Markets



SOLD

\$1.525m

See our case study in Kambah, ACT (next page) which sold for almost \$700,000 above the 2023 median house price.

New Market Segments

A high-quality secondary dwelling not only adds capital value to your property, but opens your home to potential new markets when it comes time to sell, including:

- Families with teenaged or adult children
- Couples caring for older family members
- Home office or work studio
- Investors attracted by the rental income returns

This creates a highly-competitive market of buyers and the best opportunity to capitalise on your new investment.



Emerging Rental Markets

As cost of living expenses rise and rental demand continues to outgrow supply, secondary dwellings are opening new opportunities to add property value and rental income through:

- Students & overseas workers
- Small or single-parent families
- Lower income earners priced out of the housing rental market
- Short-stay accommodation such as Airbnb

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Case Study- Design 315



McDermott Street, Kambah ACT

Metrics



Primary Residence

4 Bedroom, 1 Bathroom
109 sqm

UA 2023:

\$510,000

Second Dwelling (Design 315)

3 Bedroom, 1 Bathroom
89 sqm

SALE PRICE
2022:

\$1,525,000

Total Block Size

937 sqm

MEDIAN 2023:

\$833,000



Fixed-Price
Design 315



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Case Study- Design 384



Montefiore Crescent, Conder ACT

Metrics



Primary Residence

3 Bedroom, 2 Bathroom
98 sqm

UA 2023:

\$403,000

Second Dwelling (Design 384)

3 Bedroom, 2 Bathroom
89 sqm

SALE PRICE
2021:

\$1,080,000

Total Block Size

706 sqm

MEDIAN 2023:

\$832,000



Fixed-Price
Design 384



Added Value

Build Value Breakdown Design 384



The values of the three components to build Design 384 are listed as a typical example below:

- Build value – \$300,427.00 inclusive of GST
- Planning fees and charges – \$27,010.93 inclusive of GST (approx 8% of the value of the total project)
- Utility connections – \$18,243.22 inclusive of GST (approx 5%)
- Total Value: \$345,681.15 inclusive of GST

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How Do I Proceed?

Getting Started- Next Steps



We are pleased to present this invitation to add value to your property with a secondary residence- a unique and lucrative opportunity to create a solid rental income and high-yield returns, whilst adding value to your primary home and minimising potential financial risks.

Want to take action? We invite you to speak with our sales professionals who can assist with your questions about our world-class secondary dwelling designs to best maximise your property's space, and potential capital returns.



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