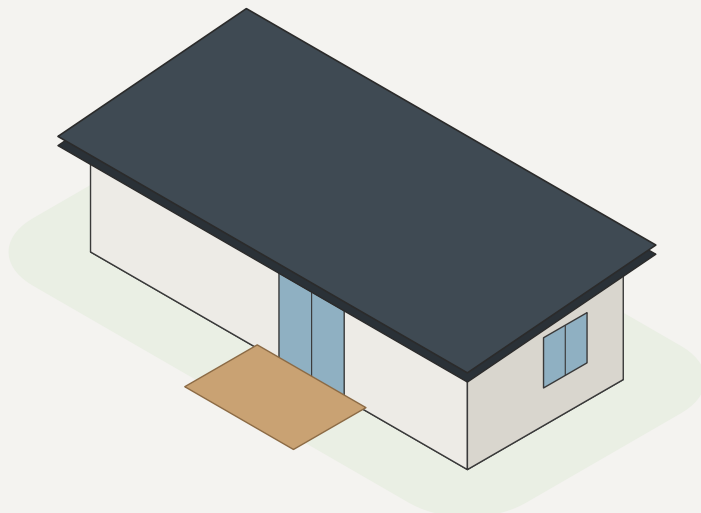




THE INVESTOR TWO-BED

Two bedrooms in forty square metres

2

BEDS

1

BATH

40

M² INTERNAL

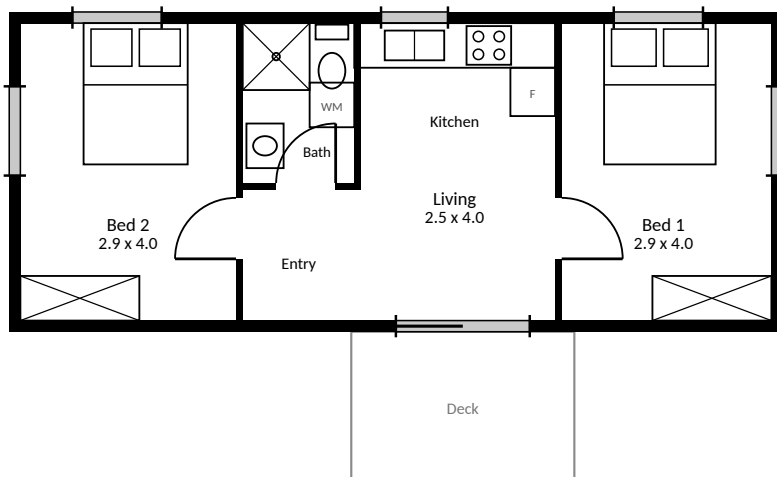
Footprint 10.4 × 4.3 m · Skillion roof

CDC APPROVAL SET FOR THIS DESIGN

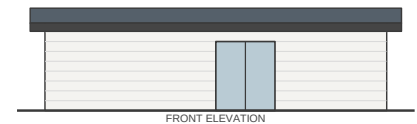
\$450 + GST

Placed on your survey \$350 · Construction set \$1,800 (+ GST)

FLOOR PLAN



ELEVATIONS



WHAT'S IN IT

- ✓ Two 2.9 m-wide bedrooms with built-in robes
- ✓ Combined bathroom and laundry
- ✓ Kitchenette with full-height fridge space
- ✓ 1.8 m glass slider onto a deck or patio
- ✓ Simple skillion roof — the lowest-cost form

BEST FOR Rental yield · Tight budgets · Narrow side yards (4.3 m deep)

SYDNEY BUILD-COST GUIDE

mid-range finish, level block

Building — 40 m ² × \$2,400–3,000/m ² builder's contract, mid-range finish	\$96,000 – \$120,000
Site works and separate water / power metering level block; sloping or difficult sites add \$20–35k	\$25,000 – \$55,000
Deck, landscaping and paths	\$17,000 – \$45,000
Consultants, certifier, levies and contributions survey, engineer, BASIX, soil test, private certifier, HBCF, s7.12	\$6,200 – \$34,600
Flat Grannys plans — all three sets approval set \$450 · placed on survey \$350 · construction set \$1,800, ex GST	\$2,600
Contingency 10–15%	\$14,700 – \$38,600

INDICATIVE PROJECT TOTAL **\$161,400 – \$295,800**

Rent ~\$480/wk = gross yield 8.4–15.5% on the full project