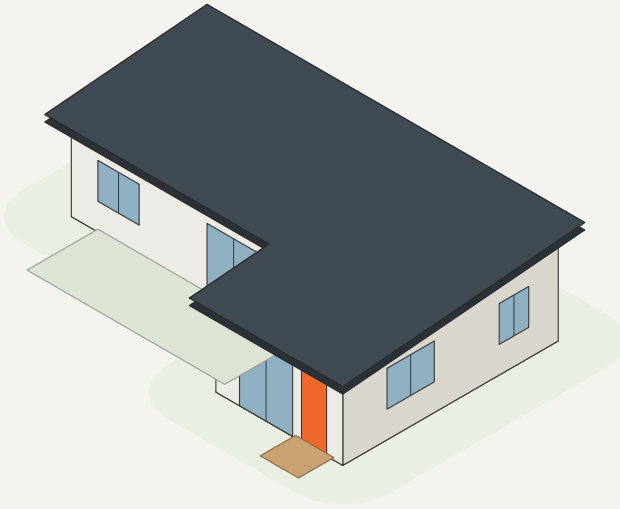




THE COURTYARD ONE-BED

One bedroom, a study, and an L that makes a courtyard

1 + study

BED

1

BATH

59

M² INTERNAL

Footprint 11.9 × 7.3 m · Skillion roof

CDC APPROVAL SET FOR THIS DESIGN

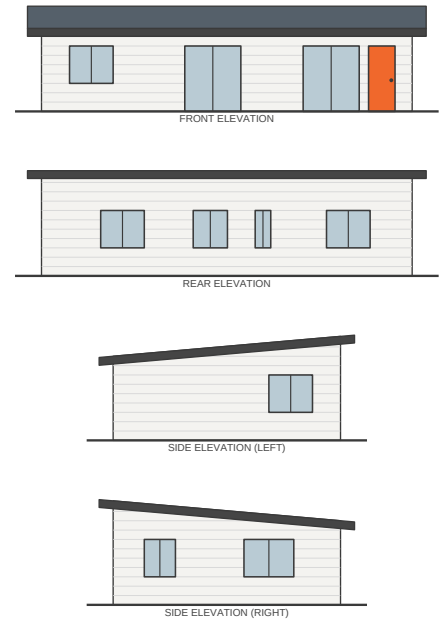
\$450 + GST

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

FLOOR PLAN



ELEVATIONS



WHAT'S IN IT

- ✓ 3.2 × 3.3 m bedroom with robe
- ✓ Separate 2.3 × 3.3 m study — a second sleep-out if needed
- ✓ 1.8 m bathroom with the laundry built in
- ✓ Hall slider and living slider both open to the courtyard
- ✓ Skillion roof, one fall to the courtyard side

BEST FOR Work from home · Couples · Wide, shallow backyards

SYDNEY BUILD-COST GUIDE

mid-range finish, level block

Building — 59 m ² × \$2,400–3,000/m ² builder's contract, mid-range finish	\$141,600 – \$177,000
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	\$6,500 – \$35,600
Flat Grannys plans — all three sets approval set \$450 · placed on survey \$350 · construction set \$1,800, ex GST	\$2,600
Contingency 10–15%	\$19,300 – \$47,300
INDICATIVE PROJECT TOTAL	\$212,000 – \$362,500
Rent ~\$620/wk = gross yield 8.9–15.2% on the full project	