



**Dual** / Living

# BRAMWELL HOMES

*Our commitment to excellence*

## INNOVATIVE STYLE & DESIGN

Bramwell Homes is an industry leader and we take pride in our projects. Our quality and affordable new homes display the latest styles whilst remaining casual and inviting. Our extensive Home and Façade collections are designed to suit individual tastes and budget including standard lot sizes and new design guidelines. Our homes consider everything that makes a home work. To ensure your home looks its very best our specialist will assist you with your internal and external colour selections. We will ensure the design and feel will be of the highest level.

## COMPLETE PACKAGE PRICING & QUALITY INCLUSIONS

At Bramwell we believe in transparent upfront information and that's why we offer complete package pricing including all necessities such as site costs, BASIX / Energy report and Council requirements. All of our contracts are fixed priced so there are no surprises at the completion. With our fixed price approach you know exactly how much your home will cost before you start to build, making it easier to manage your decisions and budget. Our holistic approach ensures you're quoted on a completely finished home including essential items such as floor coverings, fixtures and even landscaping. We have hand picked the best inclusions to ensure your new home looks incredible and ensures the value of your asset for many years to come.



## QUALITY CONSTRUCTION & TIME FRAMES

We ensure that your new home is of the highest building standard and that care is taken to ensure that your home lasts for generations. We also aim to deliver the home with speedy construction time frames. This is achieved through strict attention to detail and limiting our site supervisors to manageable number of projects at one time. As a result, our experienced supervisors can focus more on quality and ensure each home is built well within contract time. The Bramwell Homes experience combines the integrity of materials, craftsmanship and the employment of qualified, trusted professionals. The right recipe for project success.


## VALUE WITHOUT COMPROMISE

The designer inclusions you receive as part of your Bramwell Home are designed to add to your overall home experience. These inclusions not only transform your home to make it look prestigious but also protects your investment by increasing it's worth. We believe that once you step into your new home there is nothing for you to do except enjoy your new milestone.

## OUR TEAM IS YOUR TEAM

Bramwell Homes combines a dedicated team of professionals who bring a wealth of knowledge and experience in all areas of the building industry. We recognise the success of our company depends upon the team we have gathered and their pursuit of excellence while leading our brand and ethos. Our team is committed to excellence, quality workmanship, professionalism and customer service to help you through every step of the home building process. We understand that your home is one of the biggest financial investments you will experience and our job is to ensure that we make the journey one to cherish.

We will be your life time partners and build you a home to be proud of for years to come.



Concept of **Dual Living** consists of *two individual self-contained residencies* all contained within the one traditional housing design.

The dwellings are split by a certified fire wall, which allows the owners to separately rent one or both of the homes to tenants, offering an additional rental income and making this investment cash-flow positive.

**This new concept of dual-living offers various opportunities for buyers such as:**

- *First home buyers can relieve their mortgage stress by having an additional source of income from renting one of the dwellings.*
- *Large families requiring four bedrooms, as well as families living with aged parents or older children are able to do so with these dual-living arrangements.*
- *Investors can achieve a higher rental yield with the two rental incomes, along with the low outgoings, which these dual-living products offer.*

**Benefits for Investors:**

- *Two sets of rental income producing a higher yield, which should ultimately make this a cash flow positive investment;*
- *Lower risk associated with vacancy periods as there is a secondary rental income*
- *No strata fees, as the dwellings remain on the same lot/title.*



\* Not actual house

**Dual**  
from **\$299,000**  
**Package**

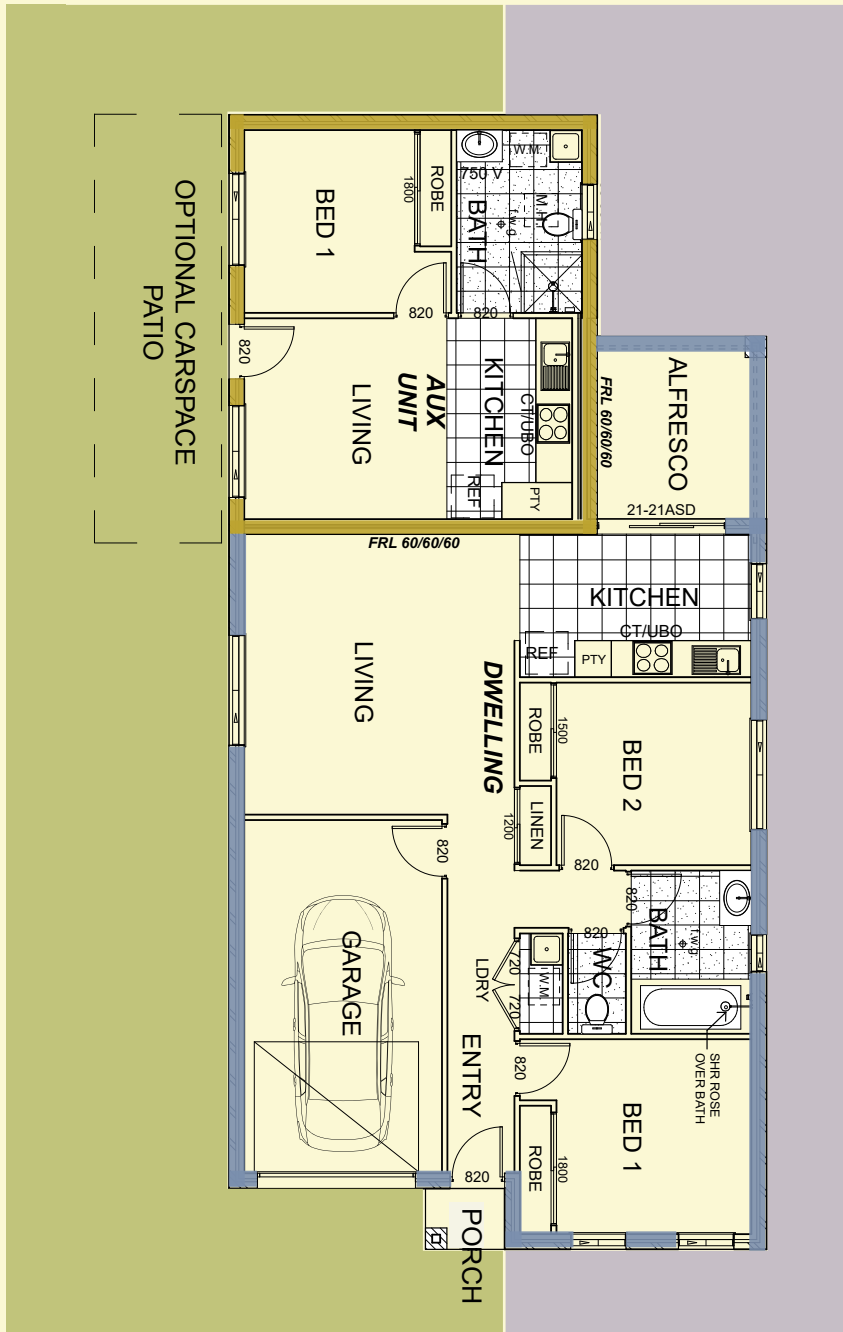
**Rent**  
from **\$410**  
Per Week

**Rental Assurance**  
**Guarantee**  
+

<h2>Primary Dwelling</h2> <p>  2  1  1         </p> <p>Expected Rent <b>\$250</b></p>	Double lock up garage with internal laundry & storage
	Skylight to Living to maximise natural light
	Generous sized master bedroom with walk in wardrobe
	Built in wardrobes to all bedrooms
	Separate WC and ensuite
	Reverse cycle air conditioning
	Outdoor entertaining area
	Generous storage
	Acoustic & fire-rated separating wall offering privacy & safety

<h2>Secondary Dwelling</h2> <p>  1  1  1         </p> <p>Expected Rent <b>\$160</b></p>	Private entry through alfresco with security screen door
	Off Street Parking with pathway to entry
	Fully turfed & privacy fencing offering self-contained yard
	Separate clothesline and letterbox
	High set window at bedroom 1 to ensure privacy
	Fully functional kitchenette and laundrette
	Spacious Living / Dining
	Reverse Cycle Air-conditioning
	Separately metered for gas & electricity

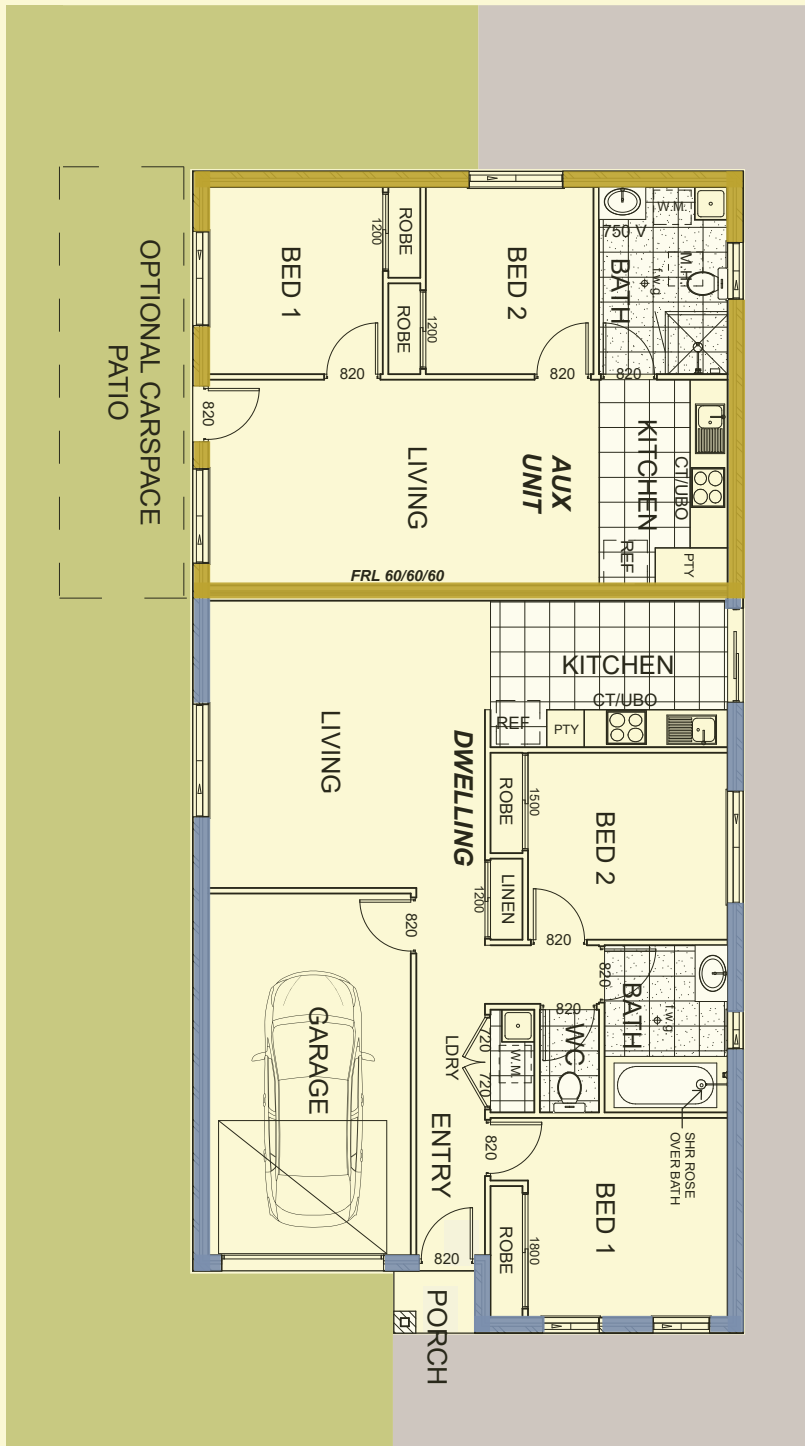
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## GRAFTON 151

 2 + 1
  1 + 1
  1

House Area	110.30 m <sup>2</sup>	40.95 m <sup>2</sup>
Garage	21.18 m <sup>2</sup>	
Alfresco	8.34 m <sup>2</sup>	
Porch	1.30 m <sup>2</sup>	
Area/Grand Total	151.21 m <sup>2</sup>	



## GRAFTON 161

 2 + 2
  1 + 1
  1

Living Area	101.60 m <sup>2</sup>	59.75 m <sup>2</sup>
Garage	21.18 m <sup>2</sup>	
Porch	1.30 m <sup>2</sup>	
House	79.15 m <sup>2</sup>	
Area/Grand Total	161.32 m <sup>2</sup>	

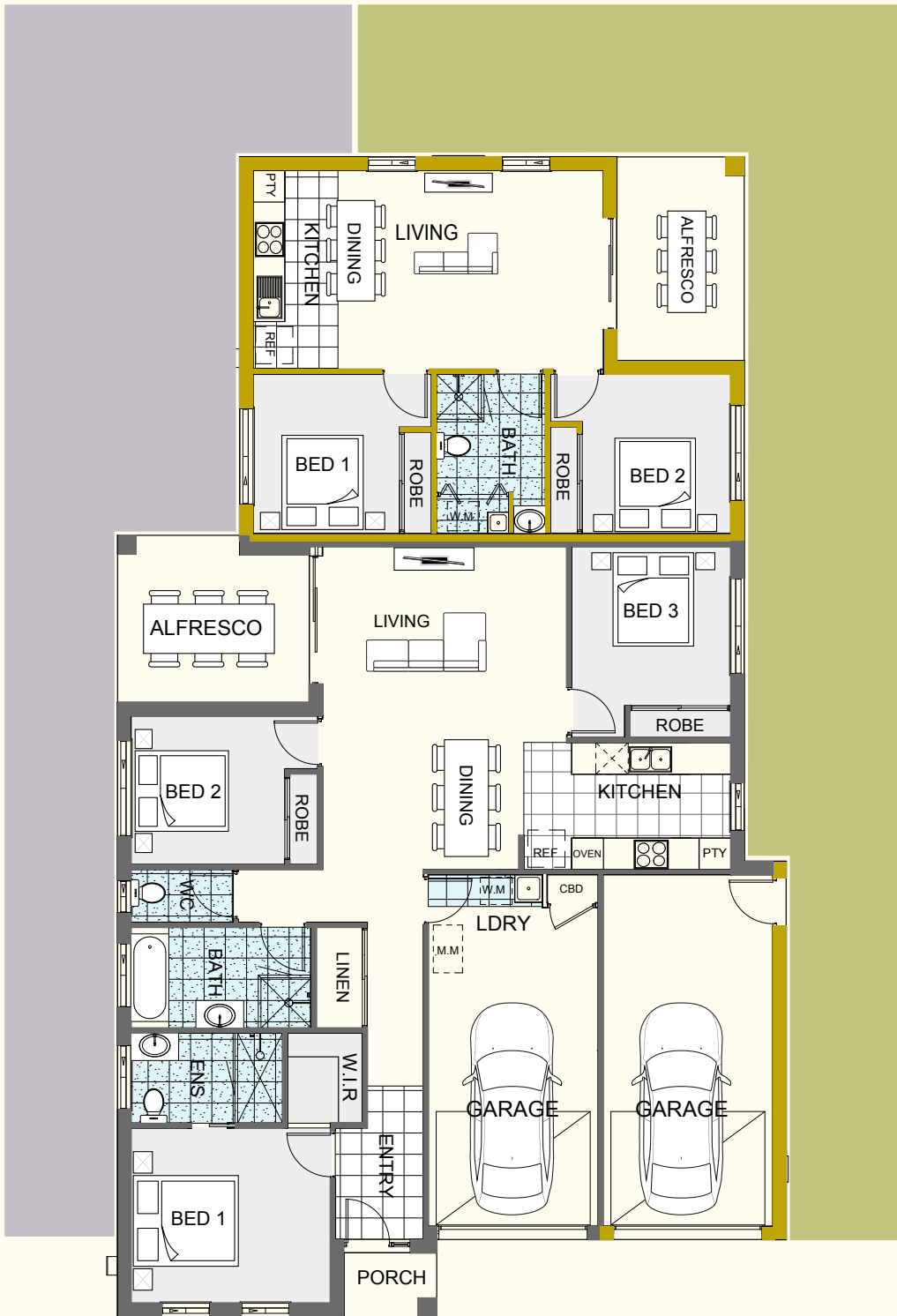


## SOFIA 183

 2 + 1
  1 + 1
  1

Living Area	128.28 m <sup>2</sup>	55.25 m <sup>2</sup>
Garage	25.63 m <sup>2</sup>	
Alfresco	12.32 m <sup>2</sup>	
Porch	1.93 m <sup>2</sup>	
Total Area	183.53 m <sup>2</sup>	





## NORMA 238

 3 + 2
  2 + 1
  1 + 1

Living Area	110.12 m <sup>2</sup>	59.30 m <sup>2</sup>
Garage	23.25 m <sup>2</sup>	23.25 m <sup>2</sup>
Alfresco	11.26 m <sup>2</sup>	9.22 m <sup>2</sup>
Porch	2.10 m <sup>2</sup>	
Total Area	238.95 m <sup>2</sup>	



## Sample Cash Flow Projections

### 3 BEDROOM STANDARD HOUSE

H&L Package  
**\$350,000**

Rent per week  
**\$320**

### 4 BEDROOM STANDARD HOUSE

H&L Package  
**\$370,000**

Rent per week  
**\$350**

### 2+1 BEDROOM DUAL LIVING HOUSE

Dual living Package  
**\$299,000**

Rent per week  
**\$410**

#### POSITIVE CASHFLOW

Positively geared from the very first rental payment.

#### LOW OUTGOINGS

No strata fees, low council rates and water rates, which maximises yields & cashflow

#### COST SAVINGS

In comparison to other dual occupancies with lower council fees, water rates and insurance costs

#### HIGH RENTAL INCOME

Up to 30% higher than a house of similar value, when fully occupied

#### LOWER VACANCY PERIODS

All located in high demand areas where affordable housing options are limited

#### DIVERSIFIED RENTAL RISK

Having two rental incomes rather than only one, significantly mitigate vacancy rate

#### HIGHER DEPRECIABLE ITEMS

In comparison to a standard single dwelling due to the additional fixtures and fittings of the Secondary dwelling

*"Smart Investment"*

\*10% deposit required / 4% int rate / Interest only. Rental income \$550pw (minus 8%) 52 weeks \$3000 deducted PA (rates,water,insurance).

# TESTIMONIALS



*"First build with Bramwell Homes, absolutely brilliant build. Easy to deal with, the workmanship from the tradies was craftsmanship. It is plumb and square not like others, the sarking under the roof tiles was like it had been ironed, no waves through the tiles. The plaster work incredible, the kitchen same, the tiling job straight and even. What more could you ask for. I love the finished product! Big thanks to all the guys and girls at Bramwell, especially Trish, and to Kaitlin for sending us updates through photos."*

**Craig & Carole D.**

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*"Bramwell homes helped me right throughout the building process from start to finish. They kept me updated with regular photos of the building progress and ensured that the workmanship was of a high quality. They also kept me up to date on the various completion stages and with the arrangements for handover. I'd recommend Bramwell Homes as a quality builder for anyone wishing to develop a residential property to live in or for investment."*

**Murray M.**

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*"An extremely professional organisation who kept us in the loop at every stage of the building process with photos and progress reports. Always easy to get hold of with informative and prompt responses to all questions. Culminating in a quality built home that I'm sure will stand the test of time."*

**Frank & Michelle C.**

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*"Bramwell Homes has been great to deal with to manage the build of our investment properties. Living approximately 2000 kilometres away from where our properties were being built we always felt reassured with frequent photos and updates of the home builds and we were always provided with prompt feedback with any questions or concerns that we had."*

**Jodi and Paul J.**

# TESTIMONIALS



*"Just thank all the staff at Bramwell homes for the lovely gift pack we have received. We appreciate and thank you once again for building our home and for all you have done to ensure that it all ran smoothly and efficiently to produce a quality home."*

**Kathy & Robert M.**

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*"Both my husband and I would like to thank all the Bramwell home team from the construction team to the office ladies thank you for all your efforts from the photos you sent us keeping us informed along the way. It's been a wonderful experience for our first building of our investment home we look forward to our next build in Albury."*

**Robert & Cristina M.**

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*"We are very happy with the whole experience we have had with Bramwell homes. We were kept up to date with photos and emails every step of the way. Customer Care was outstanding and it was never a problem if we called with any questions. We are impressed with the quality of the finish, and happy with the quality of the inclusions. We would not hesitate in recommending Bramwell Homes to any of our family and friends."*

**Geoffrey & Michelle B.**

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*"We have had a great experience with Bramwell Homes. Our property in Albury was completed with a minimum of fuss and everything along the way was completely transparent. We'd especially like to thank David Gooding for his exceptional work, nothing was out of his reach even after the job was completed."*

**Larry & Anne K.**

# Bramwell Homes



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