

**Prospective buyers 12 Montagu Place Evatt ACT 2617**

**RE: 12 Montagu Place, Evatt ACT 2617 – Approved Secondary Residence Opportunity**

Thank you for your interest in 12 Montagu Place, Evatt.

We are pleased to confirm that **Development Approval (DA)** has been granted for the construction of a fully self-contained **2-bedroom secondary residence** on the property. This is a rare opportunity to secure a quality home on a large block, with the potential to generate additional income through a second dwelling.

**Development Approval Number: 202341353**

Canberra Granny Flat Builders (CGFB) has prepared a **fixed-price building proposal** and can commence construction within **90 days**, subject to:

- Exchange of contracts on the property
- Instruction to obtain Building Approval (BA), managed by CGFB
- Completion of all allowance-based selections by the purchaser/client (example inclusions book)
- Execution of the standard HIA building agreement and associated documentation which includes the Proposal which outlines all the inclusions and allowances

If the successful purchaser does not wish to build with CGFB, they will still be provided with the following documents for their own use:

- **Stamped DA-approved plans**
- **Building proposal with allowances**
- **Draft HIA building agreement**

This offering provides a streamlined, low-risk pathway to add a second dwelling and unlock dual income potential. Please contact me directly if you would like to review the documents, rental estimates, or discuss the next steps.

Warm regards,

**Frank Walmsley**  
Auction Advantage

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