



12 Montagu Place, Evatt ACT 2617

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

Thank you for your interest in the exciting opportunity at 12 Montagu Place, Evatt.

Canberra Granny Flat Builders (CGFB) is proud to have prepared the approved design for a modern, fully self-contained 2-bedroom secondary residence on this generous block. We believe this is a well-considered design that makes the most of the available space, and we would welcome the opportunity to work with the new owners to bring it to life. This is the perfect site for a second dwelling; spacious, and ideally located. The proposed build will significantly increase the functionality of the property, adding value and flexibility for dual living, extended family, or rental income.

Development Approval (DA) has already been granted (Approval No. 202341353), and we are ready to begin construction within 90 days of the following:

- Exchange of contracts on the property
 - Instruction to proceed with Building Approval (BA), to be managed by CGFB
 - Completion of all allowance-based selections by the purchaser/client (example inclusions book available)
 - Signing of the standard HIA building agreement and associated documentation, including a full proposal with inclusions and allowances

We have provided **Auction Advantage** with all relevant documentation for the approved secondary residence, and they are authorised to share these with serious and interested buyers. If you would like to explore the design, review the building proposal, or discuss next steps, please don't hesitate to contact us directly. We'd be delighted to partner with you on this project.

Warm regards,

Nickolas Constable

Director

Canberra Granny Flat Builders and Fixed Price Extensions
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