



# Explore our Duplex collection



# Experience the King Homes difference in Duplex Construction

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**Building your dream home is one of the most significant decisions you'll ever make. At King Homes NSW, we ensure that this journey is seamless and rewarding. With extensive experience in building new homes across Sydney and surrounds, our team has been transforming visions into reality, delivering high-quality duplexes that cater to the diverse needs of Sydney's homeowners.**

At King Homes NSW, we offer a range of expertly crafted duplex designs that can be customised to suit your specific needs and preferences. Whether you're starting from one of our existing plans or have a completely unique vision, our team is here to make it happen.

## **DUAL OCCUPANCY FLEXIBILITY:**

Duplex homes offer unique flexibility, allowing you to explore various living arrangements. Whether you plan to develop with a family member or friend, live in one home while renting out the other, or even sell both dwellings, a duplex presents a versatile housing solution to suit your specific requirements.

## **INCREASED PROFIT POTENTIAL:**

For both investors and owner-occupiers, duplex construction presents a financially attractive opportunity. By knocking down a single dwelling on a single block and building multiple homes, you can maximise your profits. The outlay costs for one block of land yield multiple dwellings, resulting in an increased potential for returns on your investment into the block of land.





### **EXPERTLY DESIGNED FLOOR PLANS:**

Our standard range of duplex designs and floor plans has been expertly crafted to adhere to most local area planning requirements. With a focus on both functionality and aesthetics, our duplexes provide you with the option to personalize your home. Choose from flexible dual occupancy house plan options, custom interior selections, finishes, features, and a selection of architecturally inspired facades to create a space that suits your unique style. Alternatively, we can work with you to modify one of our existing designs or design a brand new Duplex together. We also accept client supplied plans.

### **SEAMLESS DELIVERY PROCESS:**

Our experienced project team will be with you every step of the way, ensuring a smooth and efficient

construction process. From liaising with demolition contractors and builders to handling approvals from local councils, our team takes care of the details, leaving you with peace of mind throughout the entire build.

### **UNCOMPROMISING QUALITY:**

We take great pride in the materials, fixtures, and tradespeople we use in our dual living home designs and builds. This commitment to quality allows us to back every King Homes duplex with a 25-year structural guarantee and a service warranty, offering you the assurance of a well-crafted and enduring living space

### **READY TO BUILD YOUR DREAM DUPLEX?**

**Contact us today to discuss your project and get started on your journey with King Homes NSW.**



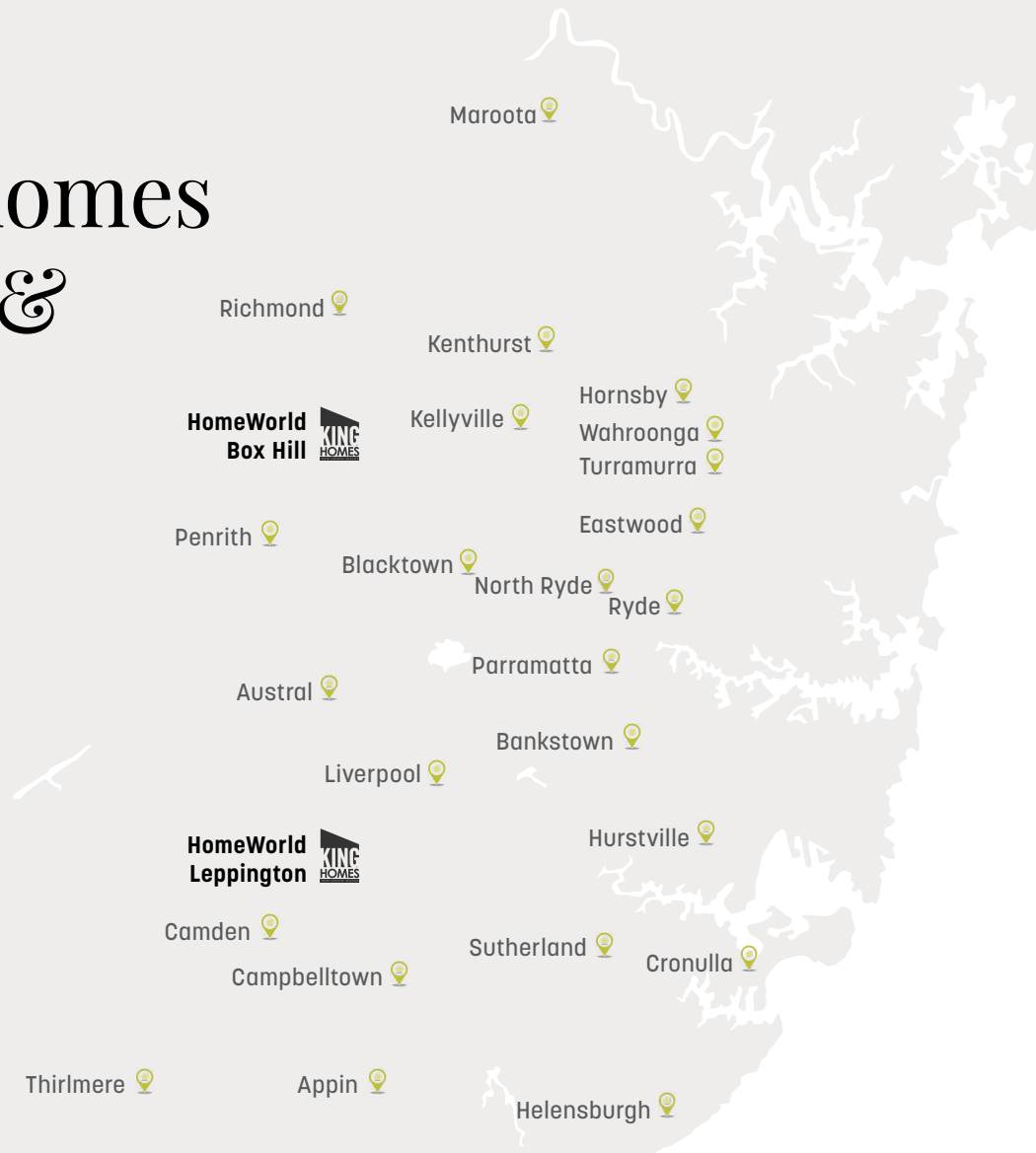
# We build homes in Sydney & surrounds



Display Home Locations



Build Areas



**SOUTH COAST**

- WOLLONGONG
- WONGAWILLI

**SOUTHERN HIGHLANDS**

- BOWRAL
- MOSS VALE

**SOUTHERN TABLELANDS**

- GOULBURN
- MARULAN



You can also visit our display homes from the comfort of your own home.

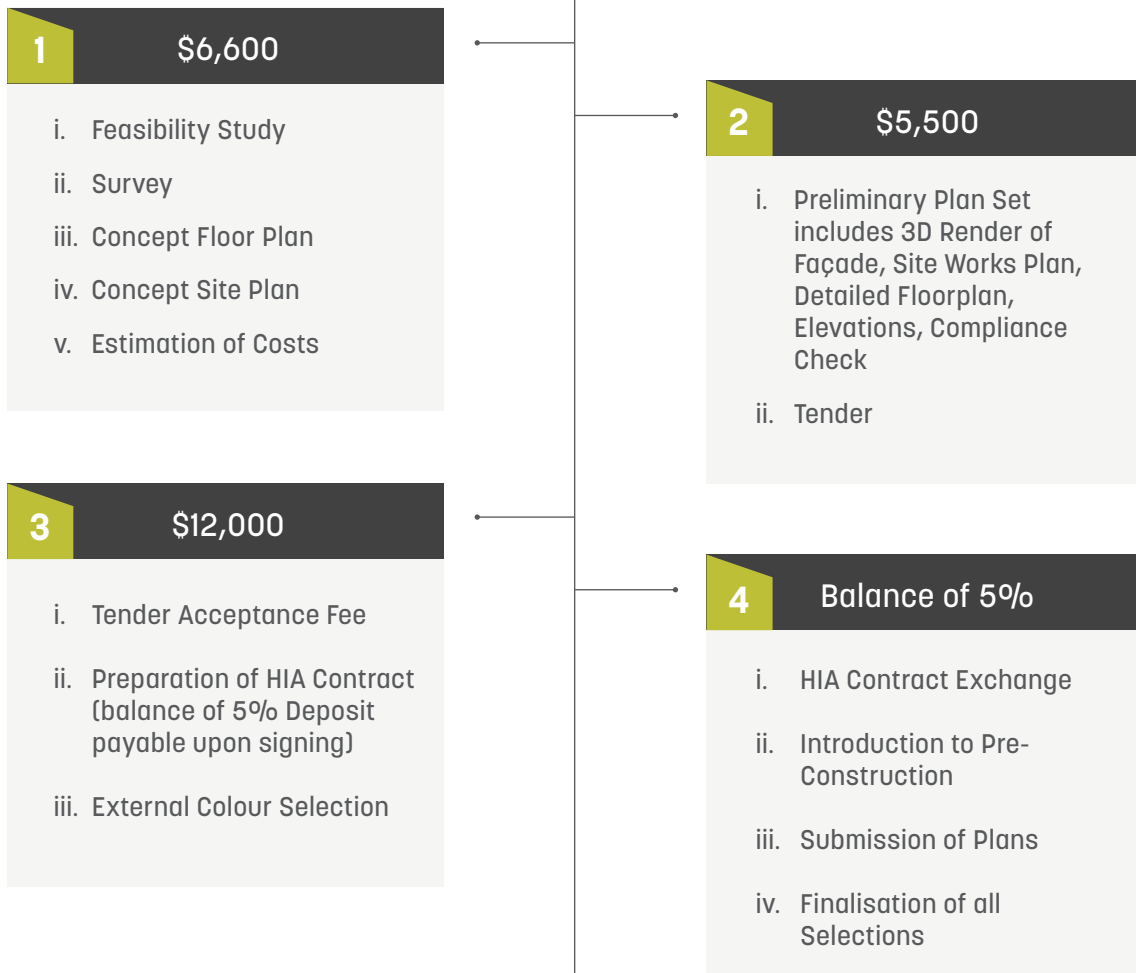
Check out our virtual display homes: [kinghomesnsw.com.au/virtual-tours/](http://kinghomesnsw.com.au/virtual-tours/)





# Duplex stage process to build

## PAYMENTS



# Duplex designs

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Home	Bedrooms each	Bathrooms each	Garage IN	Total Size	Price*	Page
Telford	4	2.5	1	48sq	From \$960,500	7
Lexington	3	2.5	1	40sq	From \$881,200	8
Brookvale	4	2.5	1	42sq	From \$898,300	9
Hamilton	4	2.5	1	48sq	From \$959,100	10

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Home	Bedrooms each	Bathrooms each	Garage OUT	Total Size	Price*	Page
Hudson	5	3	1	49sq	From \$953,300	11
Manchester	4	2.5	1	47sq	From \$936,200	12
Dover	5	3	1	45sq	From \$948,400	13
Manly	4	2.5	1	44sq	From \$934,400	14

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\*The prices listed in this brochure are indicative only and subject to variation based on several factors including, but not limited to, pending site works, site conditions (such as low/high side, fall, etc.), drainage requirements (On Site Detention), Section 73 works (sub-division), façade upgrades, and any client-selected upgrades. King Homes NSW reserves the right to amend prices without prior notice. For an accurate quote, please contact our team to discuss your specific requirements and site conditions

# TELFORD

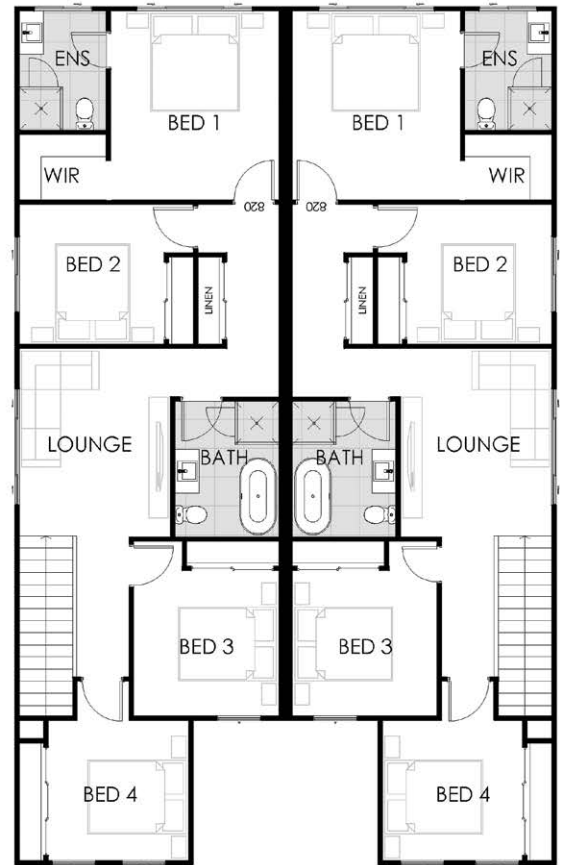
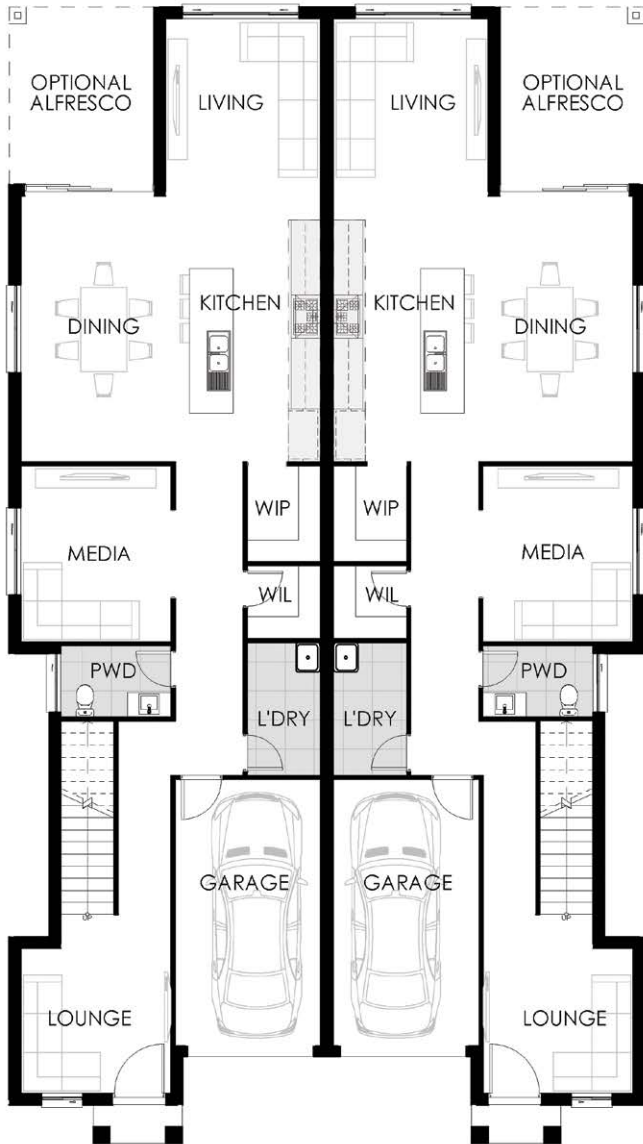
4

2.5

1



Upgraded façade shown



Width (m) 13.16

Depth (m) 23.52

Total Area (m<sup>2</sup>) 451.65

\*Min Width (m) 15.24

\*minimum lot width is dependant on the pending eligibility for complying development codes

# LEXINGTON

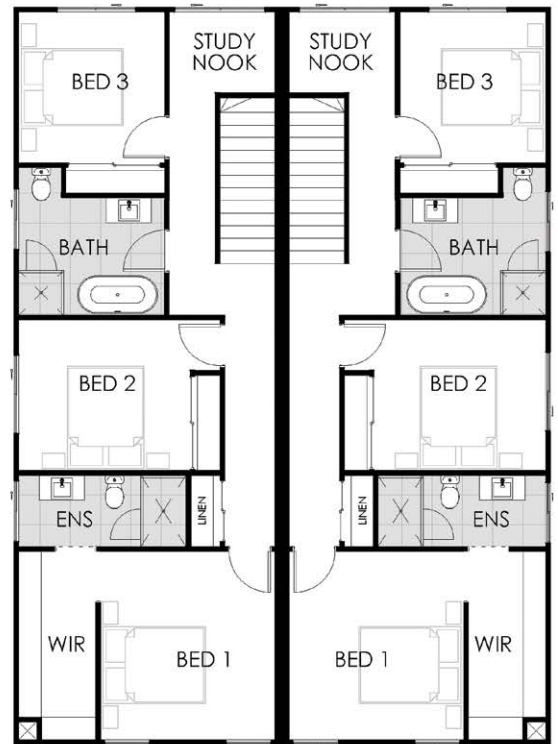
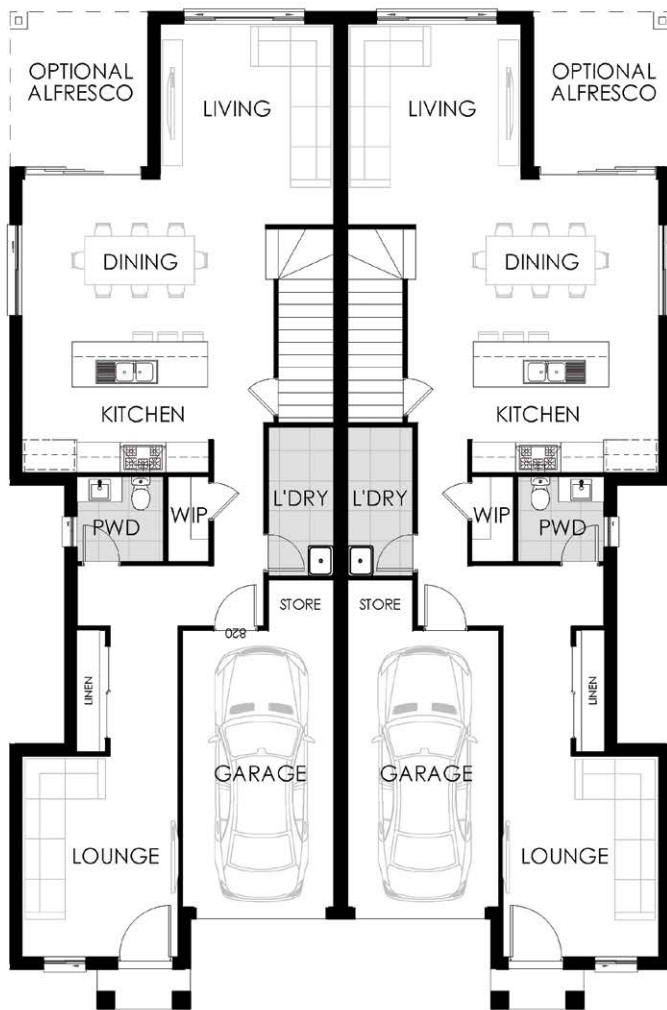
3

2.5

1



Upgraded façade shown



Width (m) 13.18

Depth (m) 19.85

Total Area (m<sup>2</sup>) 375.83

\*Min Width (m) 15.24



# BROOKVALE

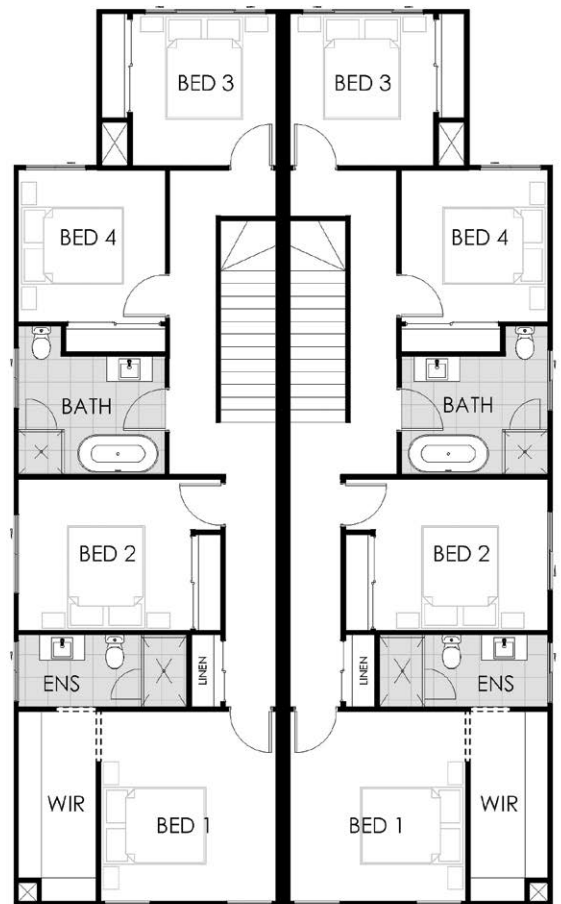
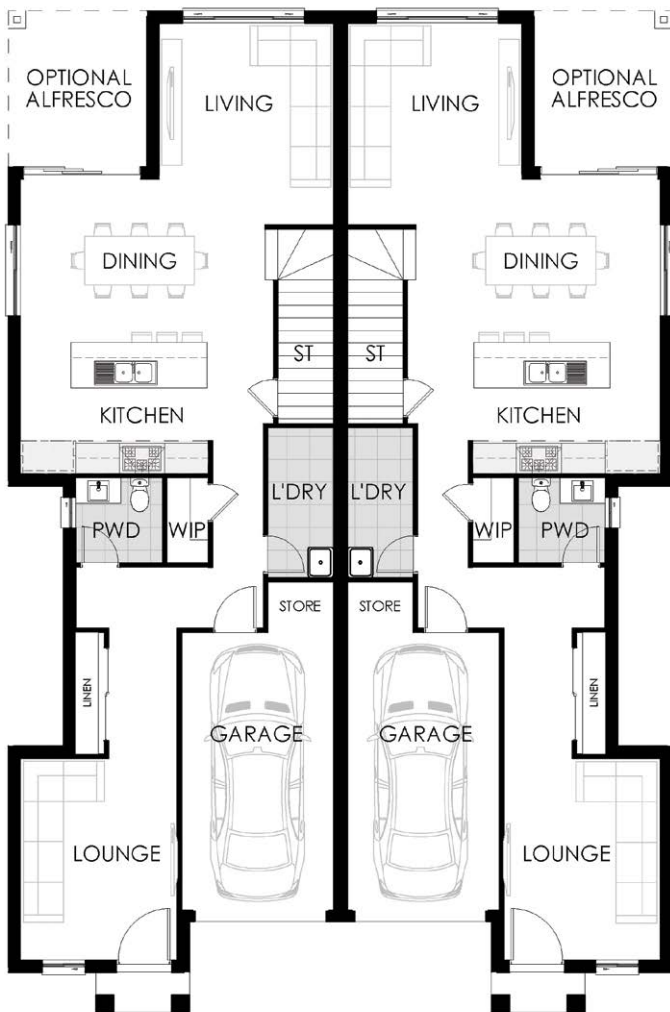
4

2.5

1



Upgraded façade shown



Width (m) 13.16

Depth (m) 19.85

Total Area (m<sup>2</sup>) 398.58

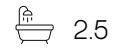
\*Min Width (m) 15.24

\*minimum lot width is dependant on the pending eligibility for complying development codes

# HAMILTON



4



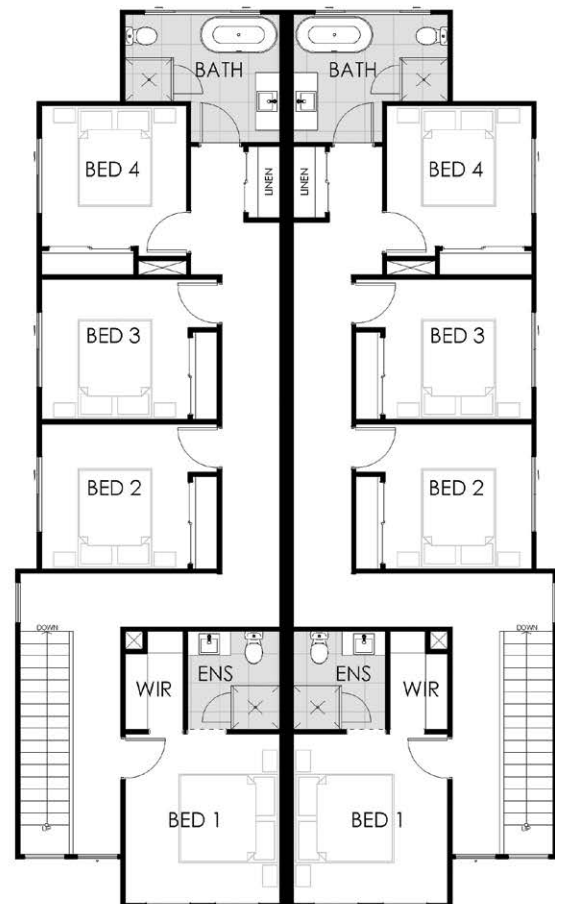
2.5



1



Upgraded façade shown



Width (m) 13.16

Depth (m) 23.52

Total Area (m<sup>2</sup>) 453.48

\*Min Width (m) 15.24

# HUDSON

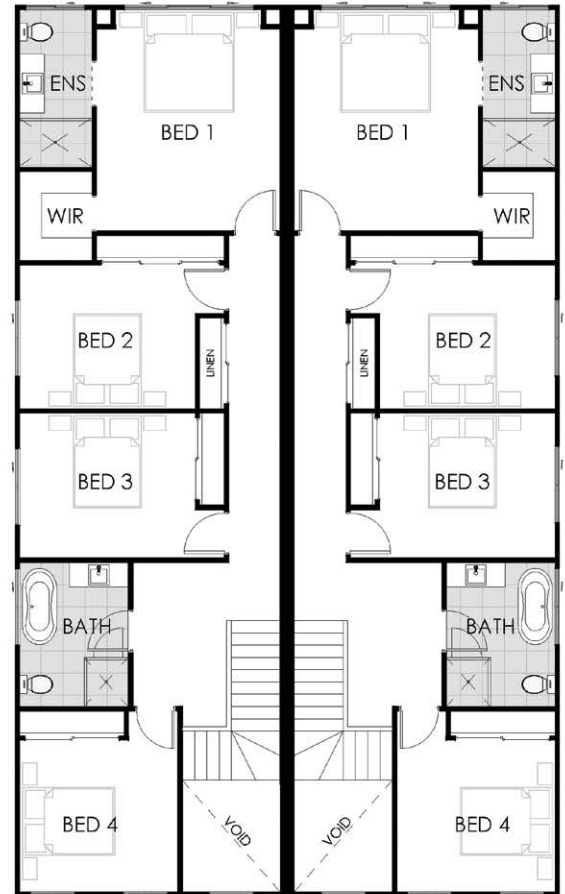
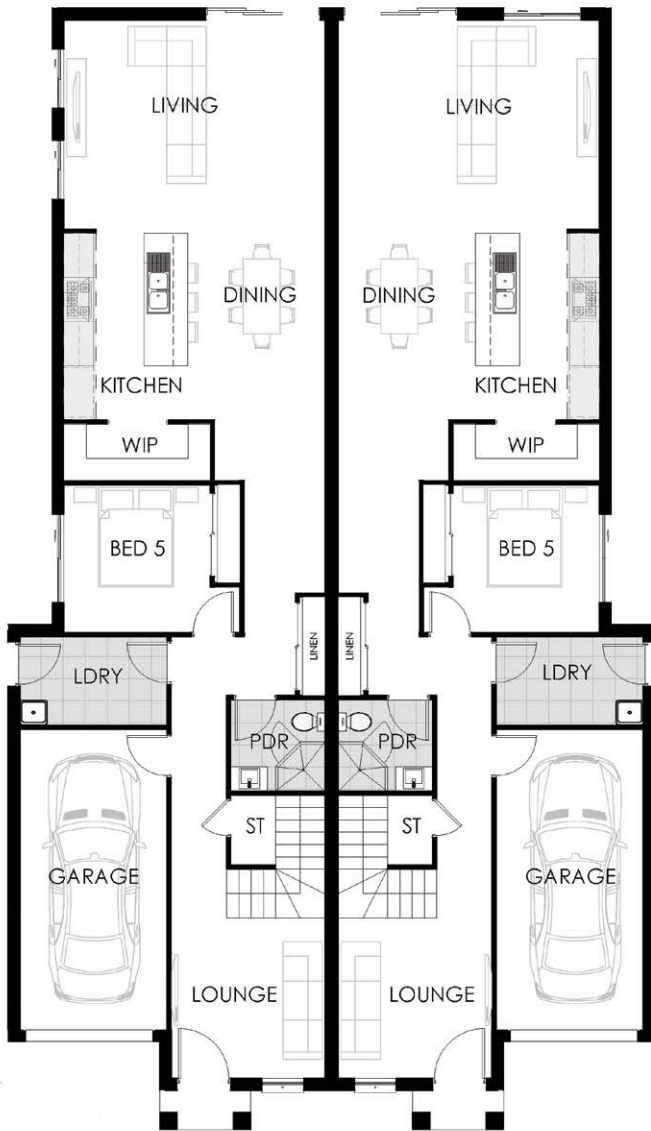
5

3

1



Upgraded façade shown



Width (m) 13.18

Depth (m) 22.86

Total Area (m<sup>2</sup>) 466.32

\*Min Width (m) 15.24

\*minimum lot width is dependant on the pending eligibility for complying development codes

# MANCHESTER

4

2.5

1



Upgraded façade shown



Width (m) 13.18

Depth (m) 22.86

Total Area (m<sup>2</sup>) 466.32

\*Min Width (m) 15.24

# DOVER

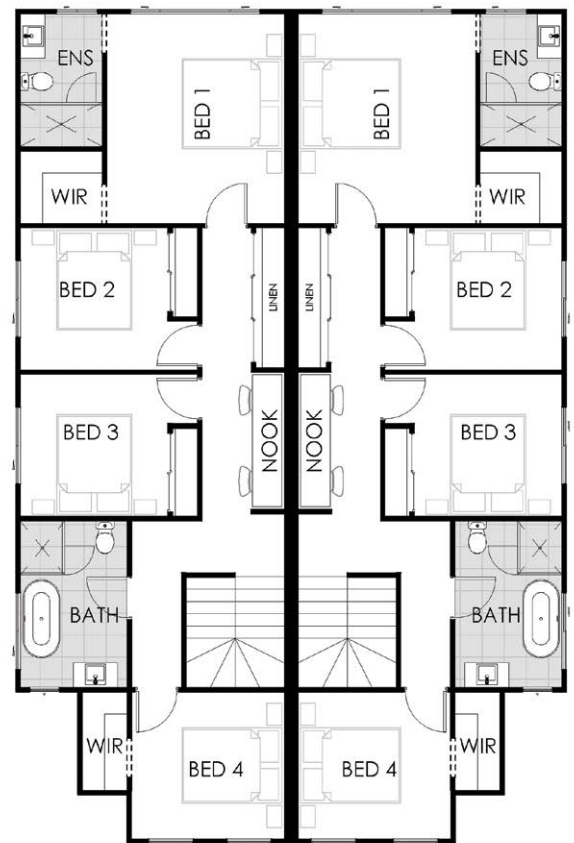
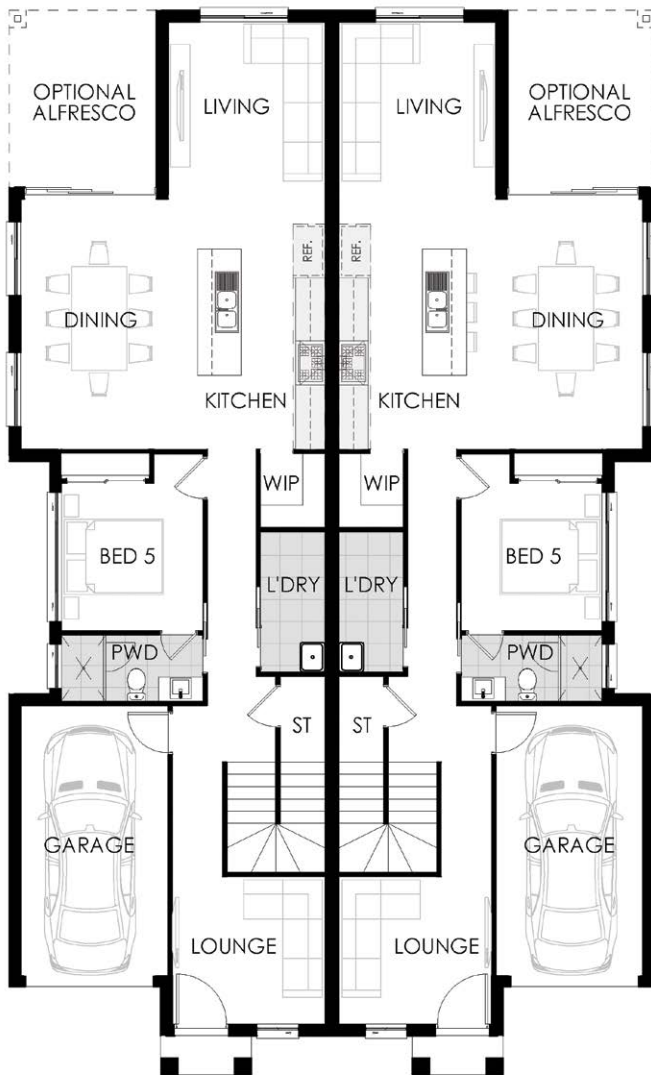
 5

 3

 1



Upgraded façade shown



Width (m) 13.18

Depth (m) 22.86

Total Area (m<sup>2</sup>) 466.32

\*Min Width (m) 15.24

\*minimum lot width is dependant on the pending eligibility for complying development codes

# MANLY

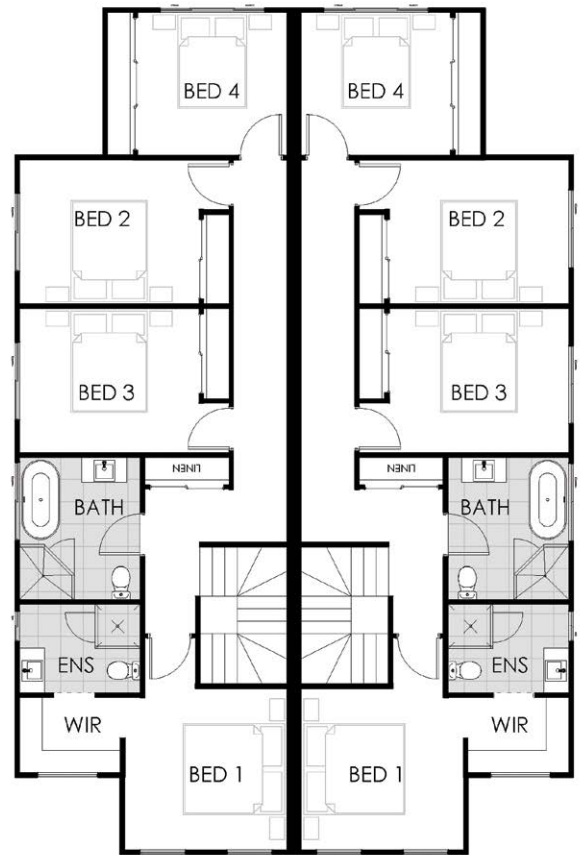
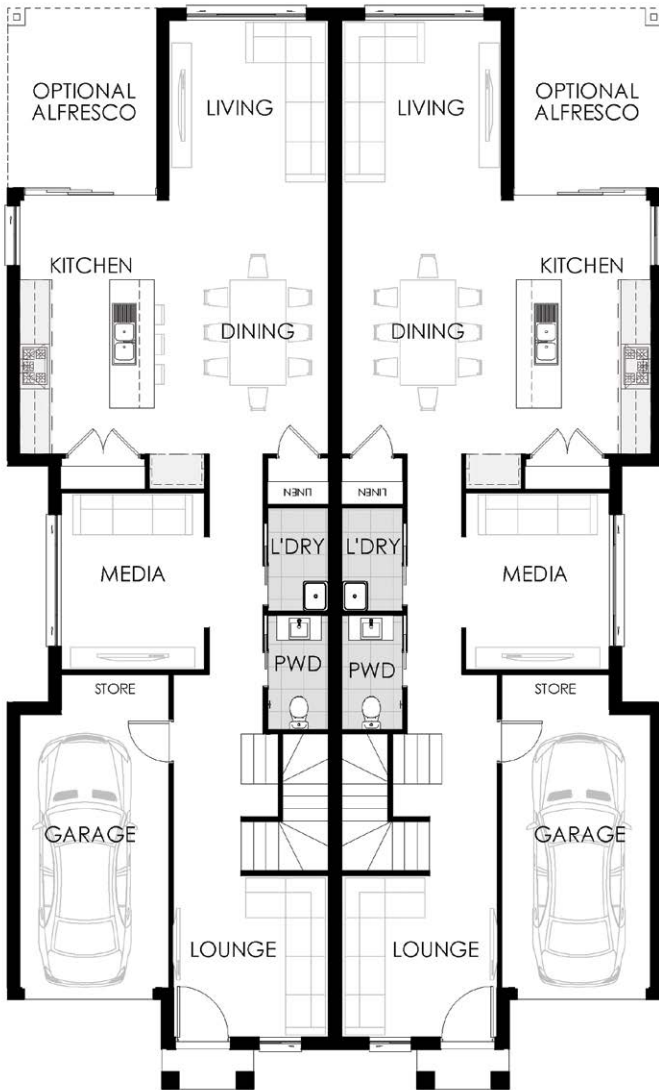
4

2.5

1



Upgraded façade shown



Width (m) 13.18

Depth (m) 22.86

Total Area (m<sup>2</sup>) 466.32

\*Min Width (m) 15.24



# Compare us to the rest

Use this checklist to compare our standard inclusions with other builders

EXTERNAL	King Homes NSW	Builder 1	Builder 2
Fixed price site fees worth more than \$30,000	✓		
Driveway up to 45m <sup>2</sup>	✓		
Tiling to Alfresco and Porch from our standard tile range	✓		
Up to 24 tonnes of dirt removal	✓		
Up to 5 metres square of drop edge beam	✓		
Termite resistant frames	✓		
M1 and H1 class slab	✓		
Even cut & fill up to 1m fall	✓		
Contemporary painted front door up to 1020mm wide	✓		
Quality bricks from our standard Austral or PGH	✓		
Colorbond metal roof from our standard range	✓		
Up to 450mm wide eaves to perimeter of house	✓		
Colorbond fascia & gutter	✓		
2040mm high garage door from the overhead sectional range	✓		
2 x remote garage door controls with 1 x wall mounted control	✓		
Powder coated aluminium windows & sliding doors	✓		
Fibreglass mesh fly screens to operable windows	✓		
2 x external taps: 1 x rainwater tank and 1 x potable connection	✓		
Up to 3000L rainwater tank and pump including electrical connection (as per BASIX)	✓		
INTERNAL			
2700mm ceiling height to ground floor and 2400mm to 1st floor	✓		
67mm half splayed architraves and skirting throughout	✓		
Gyprock lining to internal walls with 90mm cove cornice	✓		
Internal 2040mm high doors with door furniture from our standard range	✓		
Framed mirror sliding doors to bedroom robes with 1 x shelf and chrome 1 x hanging rail	✓		
3 coat paint system (one colour to walls throughout)	✓		
450mm porcelain tiles or wood look floating laminate flooring to main floors	✓		
Carpet from our standard range to other areas	✓		
4 Melamine shelves to Linen closet (where applicable)	✓		
R2.2 thermal insulation batts to external cavity walls of living areas, including internal garage wall but excluding external garage wall	✓		
R4.1 thermal insulation to ceiling, excluding garage	✓		
Stairs - Painted pine stringers, posts and handrails with stainless steel balusters with carpet tread as per design	✓		
KITCHEN			
Polyurethane or Polytec laminate cupboards in one colour	✓		
Bulkhead to kitchen to suit	✓		
4 x soft close drawers with shark nose edge	✓		
20mm surface benchtops from our standard range	✓		
4 melamine shelves to walk-in pantry (as per design)	✓		
Smeg 600mm slide out rangehood	✓		
Smeg 600mm gas cooktop*	✓		
Smeg 600mm built-in oven	✓		
External ducting to rangehood	✓		
Chrome sink mixer	✓		
Double bowl top mount sink with drainer	✓		
700mm high tiled splashback as per design	✓		
Provision for dishwasher and microwave	✓		
Cold water point to Fridge	✓		

\*Where natural gas is no longer available in your build area, an Electrical package will be supplied. Please speak to our team for more information.



BATHROOMS	King Homes NSW	Builder 1	Builder 2
Wall tiling to 2.1m to shower and 1.2m tiling to rest of area in bathroom and ensuite	✓		
Powder room tiling to floor and skirting	✓		
Choice of porcelain tiles for both walls and floor	✓		
6mm semi-frameless shower screens to bathrooms and ensuite	✓		
1 x niche to shower in main bathroom and ensuite	✓		
Frameless mirror with polished edge to suit vanity	✓		
1500mm drop-in bath	✓		
Chrome tapware from our standard range	✓		
Toilet suite with soft close seat	✓		
Chrome towel rail and toilet roll holder	✓		
Smart floor waste with tiled insert to shower/s	✓		
2 door opening wall-hung vanity in Polytec laminate in our selected colours	✓		
Polymarble bench top with integrated basin	✓		
<b>LAUNDRY</b>			
45L stainless steel tub with white cabinet	✓		
Tiling to floor and skirting	✓		
Tiled splashback above tub	✓		
Chrome sink mixer	✓		
Flush panel door to external entry with key lock door hardware	✓		
<b>ELECTRICAL PACKAGE</b>			
Up to 8 x single power points (where applicable – including to Appliance provisions and Garage Door Motor and Hot Water System).	✓		
1 x double power point per room	✓		
1 x downlight to all labelled areas with a bonus extra 20 x downlights to use where chosen throughout the home.	✓		
1 x Heat/Fan/Light combination to 1 x Bathroom and 1 x Ensuite. 1 x ducted exhaust fan to all other wet areas.	✓		
1 x double swivel spotlight at rear or side of home	✓		
Light switches to all lights (where required)	✓		
Dedicated power circuit to Rainwater Tank (if applicable) and hardwired Oven.	✓		
Continuous flow gas 26L in-wall hot water system*	✓		
Hard wired smoke detectors (where required)	✓		
2 x TV and 4 x data points	✓		
<b>PLAN APPROVALS</b>			
Plans and detailed drawings	✓		
Detailed Contour plans	✓		
BASIX certificate	✓		
Standard PCA certifier fees	✓		
Standard statutory water authority approval fee	✓		
Home Owners Warranty Insurance allowance	✓		
Power, water and gas connections (subject to availability)	✓		
<b>SERVICES</b>			
Temporary site fencing	✓		
Temporary site toilet	✓		
Stormwater drains connected to legal discharge point	✓		
Sewer drain connected to legal discharge point	✓		
Potable water connection	✓		
Gas connection (subject to availability) which includes cooktop & 1 x external and 1 x internal bayonet*	✓		
Electrical metering to street mains	✓		
90 day maintenance period	✓		

\*Where natural gas is no longer available in your build area, an Electrical package will be supplied. Please speak to our team for more information.

# Client showcase



## PROJECT OVERVIEW:

This project involved a meticulous knockdown rebuild, requiring extensive navigation of council regulations. The result is a custom-designed duplex that perfectly balances style, functionality, and sophistication as well as maximising the build envelope.

## DESIGN HIGHLIGHTS:

**Striking Modern Facade:** Both duplexes feature a bold, contemporary exterior that makes a stunning first impression.

**High-End Finishes:** From premium flooring to top-of-the-line fixtures, no detail was overlooked in delivering a luxurious living experience.

**Light-Filled Interiors:** Thoughtful design ensures abundant natural light throughout, creating bright and inviting living spaces.

**Contemporary Colour Palette:** A harmonious blend of neutral tones and accent colours brings a sense of modern aesthetic to every room.

## DUAL-PURPOSE LIVING:

One side of the duplex is home to the young family, providing a spacious and comfortable environment tailored to their needs. The other side is a high-quality rental property, offering a smart investment opportunity and additional income stream.



*"We couldn't be happier with our new duplex. The team at King Homes NSW navigated the complex council requirements with ease and delivered a home that exceeds our expectations.*

*The high-end finishes and light-filled design make our home a joy to live in, while the rental side provides us with financial security."*

This project exemplifies King Homes NSW's commitment to delivering custom, high-quality homes that meet our clients' diverse needs.



### PROJECT OVERVIEW:

This project involved a knockdown rebuild to create a custom-designed duplex with granny flats in each backyard. Navigating council regulations was crucial to ensure the development met all requirements while maximising the property's potential.

### DESIGN HIGHLIGHTS:

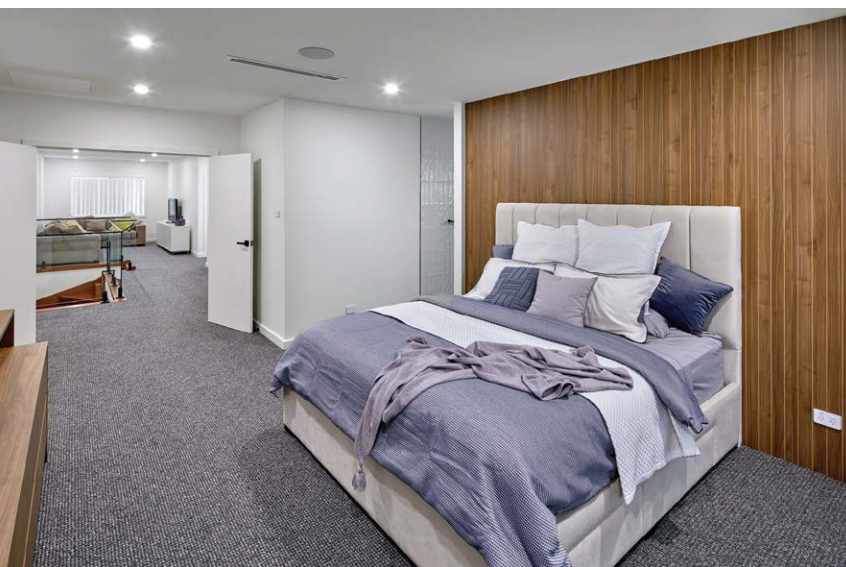
**Striking Modern Facade:** Both duplexes feature an eye-catching contemporary exterior that enhances curb appeal.

**High-End Finishes:** Every detail, from flooring to fixtures, was selected to provide a luxurious living experience.

**Granny Flats:** Each backyard includes a self-contained granny flat, providing additional living space and increasing rental income potential.

**INVESTMENT POTENTIAL:** This custom-designed duplex with granny flats offers an excellent return on investment. The high-quality finishes and thoughtful design make it attractive to tenants, ensuring high occupancy rates and premium rental income.

*"King Homes NSW delivered a project that perfectly aligns with my investment goals. The duplex and granny flats were designed with high-end finishes and a modern facade that tenants love. The team expertly navigated all council regulations, making the entire process seamless and stress-free."*



# Understanding the Difference Between Strata and Torrens Title Subdivisions

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**At King Homes NSW, we pride ourselves on providing comprehensive information to ensure you make the best decision for your new home. Across Sydney and surrounds, understanding the difference between Strata and Torrens Title subdivisions is crucial when planning your future. Here's what you need to know:**

## STRATA TITLE

Strata Title is ideal for subdivisions with shared areas. This form of ownership allows individuals to own a portion of a building or a unit while sharing common areas such as gardens and driveways.

### KEY FEATURES:

**Shared Ownership:** Common property areas like gardens, and driveways are co-owned by all unit owners.

**Owners' Corporation:** All unit owners are part of an Owners' Corporation, which manages the building and common areas.

**Maintenance and Costs:** Maintenance of common areas is managed by the Owners' Corporation and funded by levies paid by the unit owners.

**By-Laws:** The Owners' Corporation sets by-laws that regulate the use of common areas and individual units.

**Flexibility in Ownership:** Ideal for those looking for lower maintenance living options and shared responsibilities.

### ADVANTAGES:

- Lower maintenance responsibilities for individual owners.
- Shared costs for maintenance and repairs of common areas.

### CONSIDERATIONS:

- Ongoing strata fees for maintenance and management.
- Compliance with by-laws set by the Owners' Corporation.
- Potential for conflicts with other unit owners regarding common property use and management.

## TORRENS TITLE

Torrens Title is the most common form of Duplex property ownership in Australia, under this system, the owner has full ownership and responsibility for the property and the land it is on.

### KEY FEATURES:

**Full Ownership:** The owner has complete ownership of both the land and any structures on it.

**Independence:** There is no shared ownership or common areas, giving the owner full control over their property.

**Direct Responsibility:** The owner is solely responsible for the maintenance, insurance, and upkeep of the property.

**Freedom in Decision-Making:** Owners can make changes to their property without needing approval from other owners or an Owners' Corporation.

### ADVANTAGES:

- Full control and autonomy over your property.
- No ongoing strata fees or shared maintenance costs.
- Flexibility to modify and use the property as desired.

### CONSIDERATIONS:

- Sole responsibility for all maintenance and repair costs.
- Potentially higher insurance and upkeep costs compared to strata properties.
- Greater management responsibility for the property owner.



## WHY CHOOSE KING HOMES NSW FOR YOUR DUPLEX BUILD?

When you build with King Homes NSW, you are not just getting a house; you are creating a home tailored to your lifestyle and preferences. Here's why we stand out:

**Design Flexibility:** Whether you choose Strata or Torrens Title, we offer a range of customisable Duplex designs to suit your unique needs.

**Comprehensive Support:** From the initial consultation to the final handover, we provide full support throughout the building process, ensuring a smooth and stress-free experience. Our team are experienced in managing Duplex builds and in particular knockdown rebuild projects.

**Quality and Trust:** We believe in trust, transparency, and delivering high-quality homes. We work with Australia's leading suppliers to provide superior inclusions and sustainable building practices.

**In-House Expertise:** Our in-house design team is ready to bring your vision to life, ensuring your new home meets all your expectations.

**Competitive Inclusions:** We offer a higher standard of inclusions compared to many other builders, ensuring your home is move-in ready and complete with quality fixtures and finishes.




# Build a King pool alongside your new home

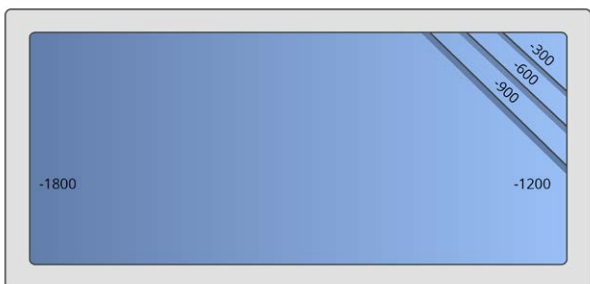
When you build with King Homes NSW, you can add a pool to your new home build to create the ultimate backyard from **\$49,990** for an up to 21m<sup>2</sup> size pool.

## OUR STANDARD POOL INCLUSIONS:

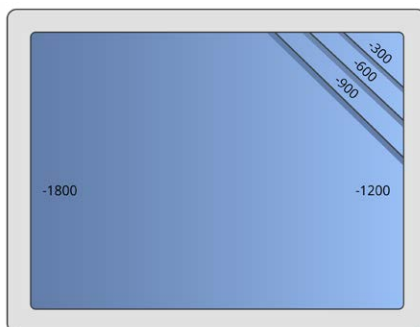
- Custom concrete pool
- Engineers specifications and drafting
- CDC Council fees
- Depth from 1m - 1.8m
- 3 x internal entry steps
- Excavation using standard 5t machine with access 2.5m wide and 2.5m high
- S12 steel bar reinforced concrete shell with 300mm centres
- Up to 300mm standard coping to pool
- White pool arylc render finish interior
- Supply and fit pool pump & filter on pre-cast concrete slab
- Skimmer box and 2 return lines for water flow system
- Cartridge filter
- Handover kit for your new pool

## STANDARD POOL DESIGNS

 7m x 3m with 3 internal steps



 5.25m x 4m with 3 internal steps



**Custom pool design options available**





FINALIST 2023  
HIA NSW Region  
Emerging Builder

Recognised by leading housing bodies



WINNER



FINALIST



FINALIST



### HOMEWORLD BOX HILL

17 - 19 NOAH STREET  
BOX HILL NSW 2765

**OPENING HOURS:**

**MONDAY** 12PM - 5PM  
**TUESDAY** 10AM - 5PM  
**WEDNESDAY & THURSDAY**  
BY APPOINTMENT  
**FRIDAY - SUNDAY** 10AM - 5PM

**T:** 02 8795 0022

**E:** SALES@KINGHOMESNSW.COM.AU

### HOMEWORLD LEPPINGTON

21 - 23 CATO CIRCUIT  
LEPPINGTON NSW 2197

**OPENING HOURS:**

**MONDAY** 11AM - 5PM  
**TUESDAY & WEDNESDAY**  
BY APPOINTMENT  
**THURSDAY - SUNDAY** 10AM - 5PM

**T:** 02 8795 0022

**E:** SALES@KINGHOMESNSW.COM.AU

### STUDIO KING

UNIT 6-7/32 SWETTENHAM ROAD  
MINTO NSW 2566

**OPEN FOR COLOUR SELECTION  
APPOINTMENTS**

**T:** 02 8795 0022

**E:** SALES@KINGHOMESNSW.COM.AU

The floorplans shown in this brochure are for illustration purposes only, and may contain upgrades which are not included in the standard design base price. These items may include skylights, bulkheads, raked ceilings, external door/window selection/configuration, planter boxes, façade structural and joinery. Please ask our friendly team for more information.

FIND US ON

