

KING HOMES
NEW SOUTH WALES

DUPLEX COLLECTION

Two homes, one block, *one builder.*

Signature duplex designs and custom dual occupancy builds across Sydney and regional NSW.

KINGHOMESNSW.COM.AU



DUPLEX & DUAL OCCUPANCY

Experience the *King Homes difference.*

A duplex is one of the most significant investments you will make. We have spent years building duplexes and knockdown rebuilds across Sydney and surrounds, and our team manages every step, from feasibility and council approvals to handover. Start with one of our signature designs, adapt one to suit your block, or bring your own plans.

Flexible living

Live in one and rent the other, build with family, or sell both. A duplex adapts to your plans.

Stronger returns

One block of land, two dwellings. Knock down a single home and multiply the value of your land.

Designs that comply

Our range is drawn to suit most local planning controls, with façades and layouts you can personalise.

Managed end to end

Demolition, surveys, approvals and construction, coordinated by one experienced project team.

Built to last

Every King Homes duplex is backed by a 25-year structural guarantee and a service warranty.

In-house design

Our design team works with you on custom layouts, Strata or Torrens, and knockdown rebuild sites.



Two homes on one block,
designed as one.

SUTHERLAND SHIRE KNOCKDOWN REBUILD

DUPLEX RANGE

Our *signature duplex designs*

Ten designs ready to tailor to your block, from single storey to five-bedroom family homes.



Monte Carlo p.05

4 bed · 2 bath · 1 garage

30 sq — FROM $720,700



Hume p.06

3 bed · 2 bath · 1 garage

38 sq — FROM $759,700



Lexington p.07

3 bed · 2.5 bath · 1 garage

40 sq — FROM $901,200



Brookvale p.08

4 bed · 2.5 bath · 1 garage

42 sq — FROM $918,300



Manly p.09

4 bed · 2.5 bath · 1 garage

44 sq — FROM $954,400



Manchester p.10

4 bed · 2.5 bath · 1 garage

47 sq — FROM $956,200



Dover p.11

5 bed · 3 bath · 1 garage

45 sq — FROM $968,400



Hudson p.12

5 bed · 3 bath · 1 garage

49 sq — FROM $973,300



Hamilton p.13

4 bed · 2.5 bath · 1 garage

48 sq — FROM $979,100



Telford p.14

4 bed · 2.5 bath · 1 garage

48 sq — FROM $980,500

*Prices are indicative only and may vary with site works and conditions (including slope and fall), drainage and on-site detention, Section 73 subdivision works, façade upgrades and client-selected upgrades. Bedroom, bathroom and garage numbers are per dwelling. King Homes NSW reserves the right to amend prices without notice. Contact our team for a quote for your site.

SIGNATURE DUPLEX · SINGLE STOREY

The *Monte Carlo*



4	2	1
BEDROOMS	BATHROOMS	GARAGE

Per dwelling

TOTAL AREA	284m²	TOTAL SIZE	30 sq

FROM

$720,700



FLOOR PLAN

Floor plans are illustrative and may show upgrades.

SIGNATURE DUPLEX · SINGLE STOREY

The *Hume*



3	2	1
BEDROOMS	BATHROOMS	GARAGE

Per dwelling

TOTAL AREA	357.98m²	TOTAL SIZE	38 sq

FROM

$759,700

Floor plans are illustrative and may show upgrades.



FLOOR PLAN

SIGNATURE DUPLEX · GARAGE IN

The *Lexington*



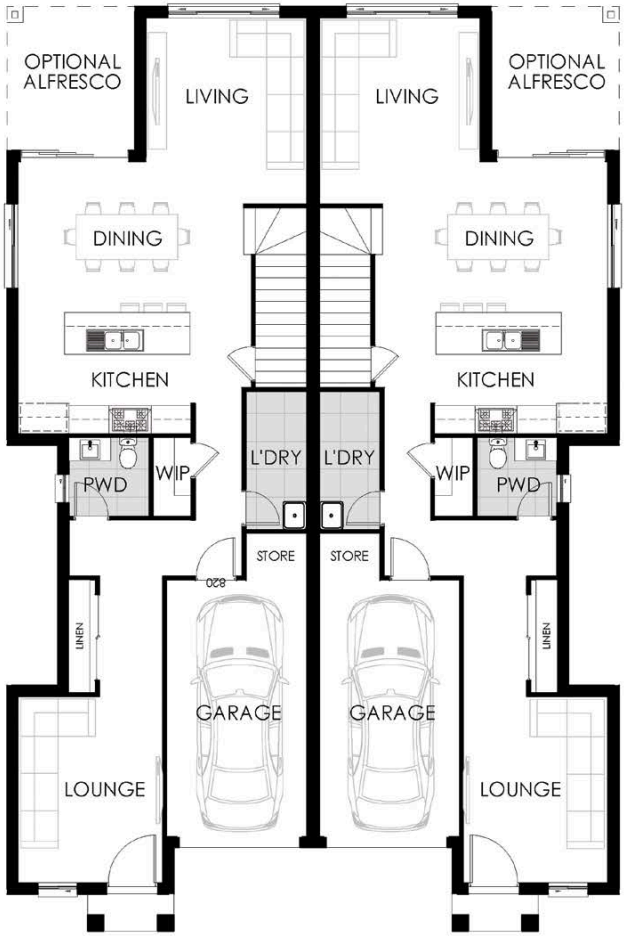
3	2.5	1
BEDROOMS	BATHROOMS	GARAGE

Per dwelling

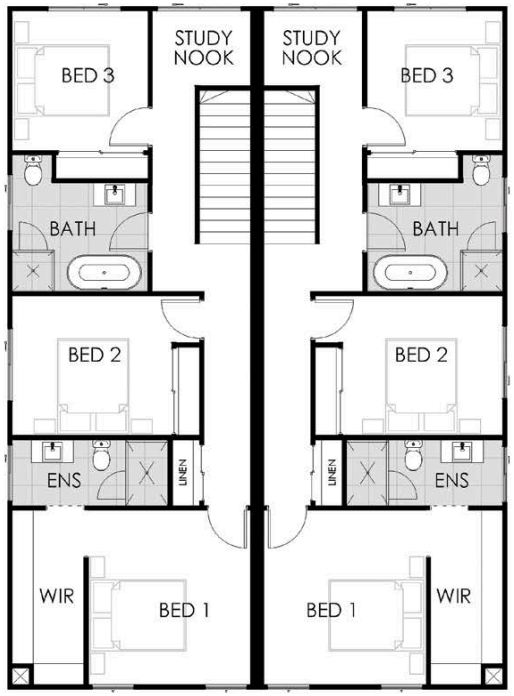
WIDTH	13.18m	DEPTH	19.85m
TOTAL AREA	375.83m²	TOTAL SIZE	40 sq

FROM

$901,200



GROUND FLOOR



FIRST FLOOR

Floor plans are illustrative and may show upgrades.

SIGNATURE DUPLEX · GARAGE IN

The *Brookvale*



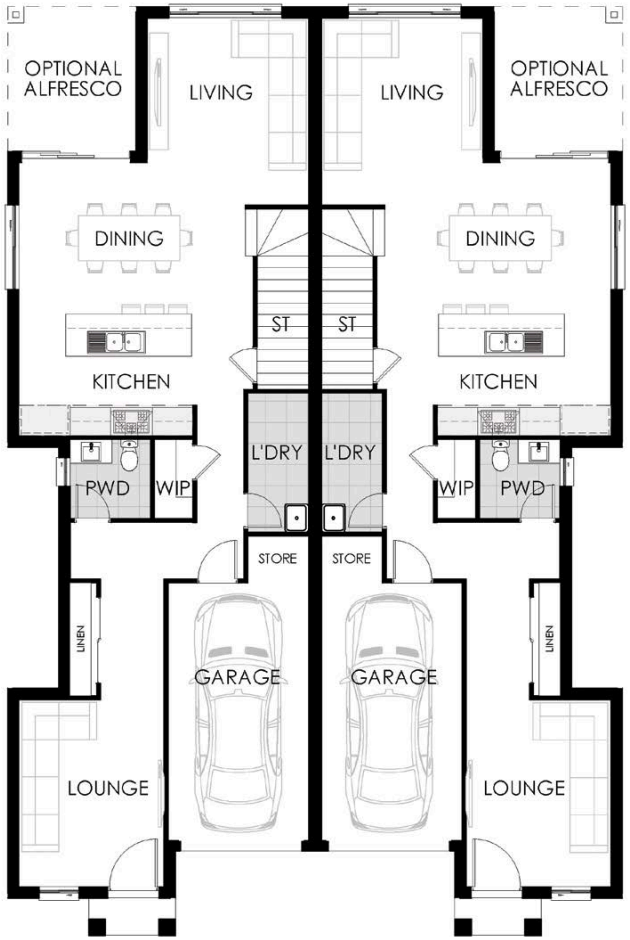
4	2.5	1
BEDROOMS	BATHROOMS	GARAGE

Per dwelling

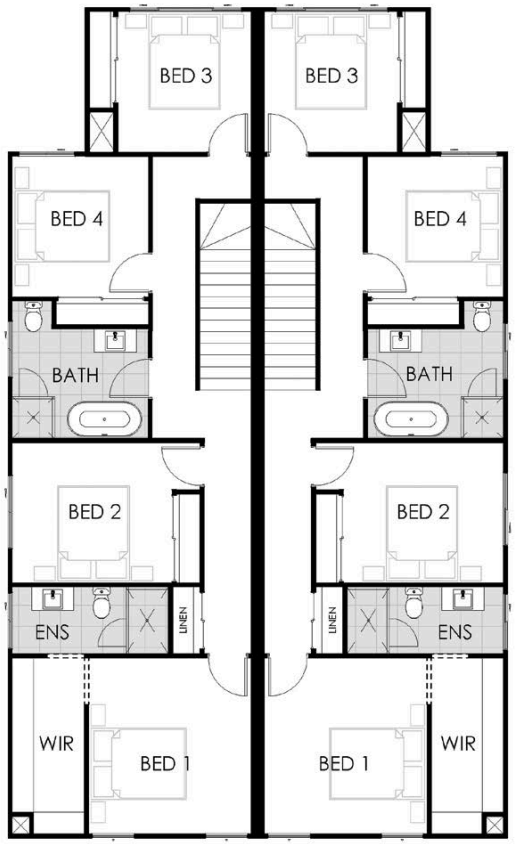
WIDTH	13.16m	DEPTH	19.85m
TOTAL AREA	398.58m²	TOTAL SIZE	42 sq

FROM

$918,300



GROUND FLOOR



FIRST FLOOR

Floor plans are illustrative and may show upgrades.

SIGNATURE DUPLEX · GARAGE OUT

The *Manly*



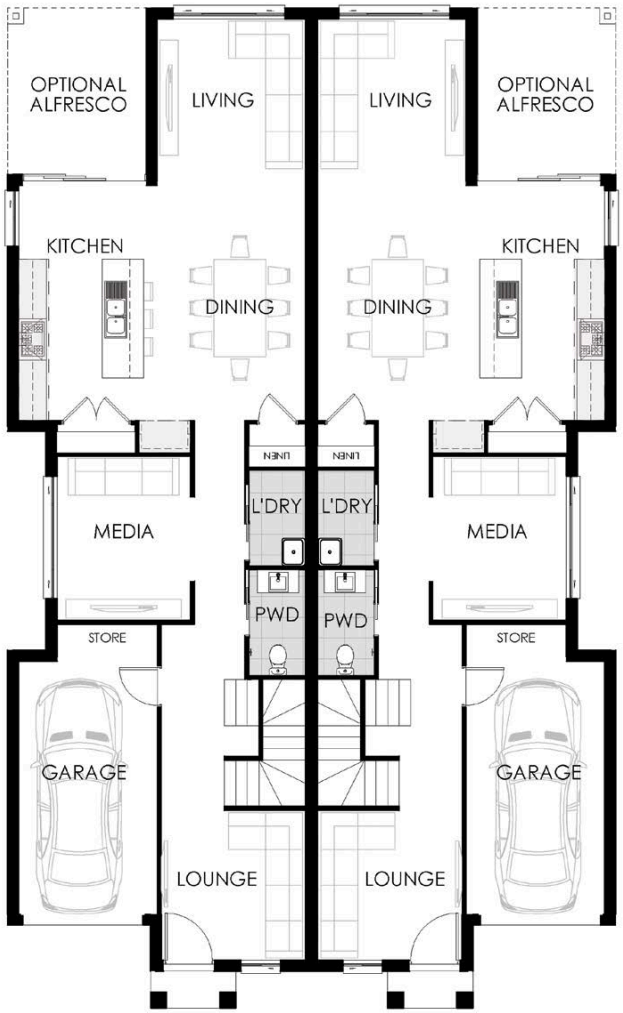
4	2.5	1
BEDROOMS	BATHROOMS	GARAGE

Per dwelling

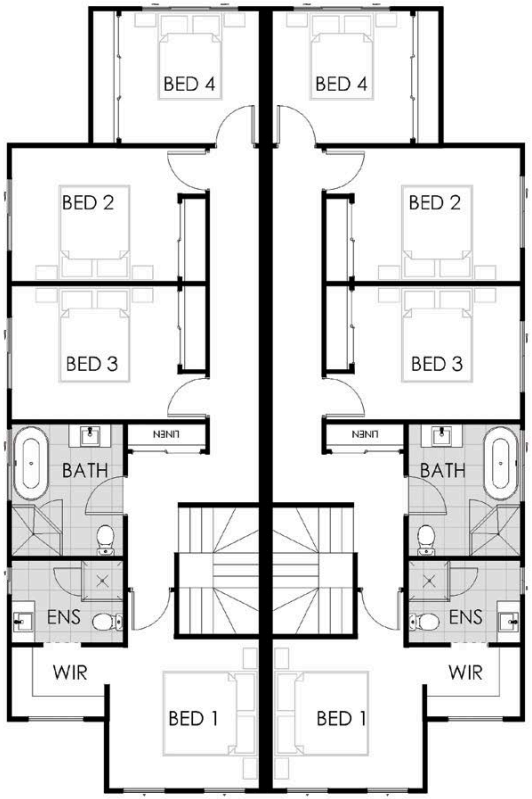
WIDTH	13.18m	DEPTH	22.86m
TOTAL AREA	466.32m²	TOTAL SIZE	44 sq

FROM

$954,400



GROUND FLOOR



FIRST FLOOR

Floor plans are illustrative and may show upgrades.

SIGNATURE DUPLEX · GARAGE OUT

The *Manchester*



4	2.5	1
BEDROOMS	BATHROOMS	GARAGE

Per dwelling

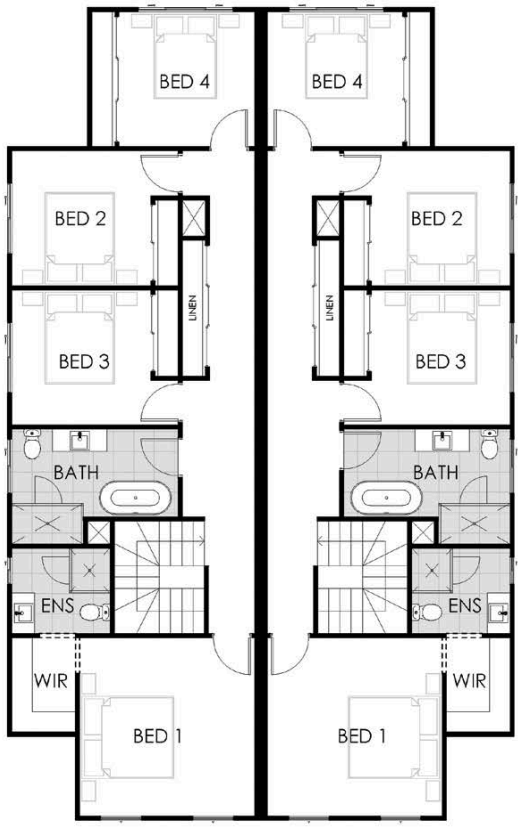
WIDTH	13.18m	DEPTH	22.86m
TOTAL AREA	466.32m²	TOTAL SIZE	47 sq

FROM

$956,200



GROUND FLOOR



FIRST FLOOR

Floor plans are illustrative and may show upgrades.

The *Dover*



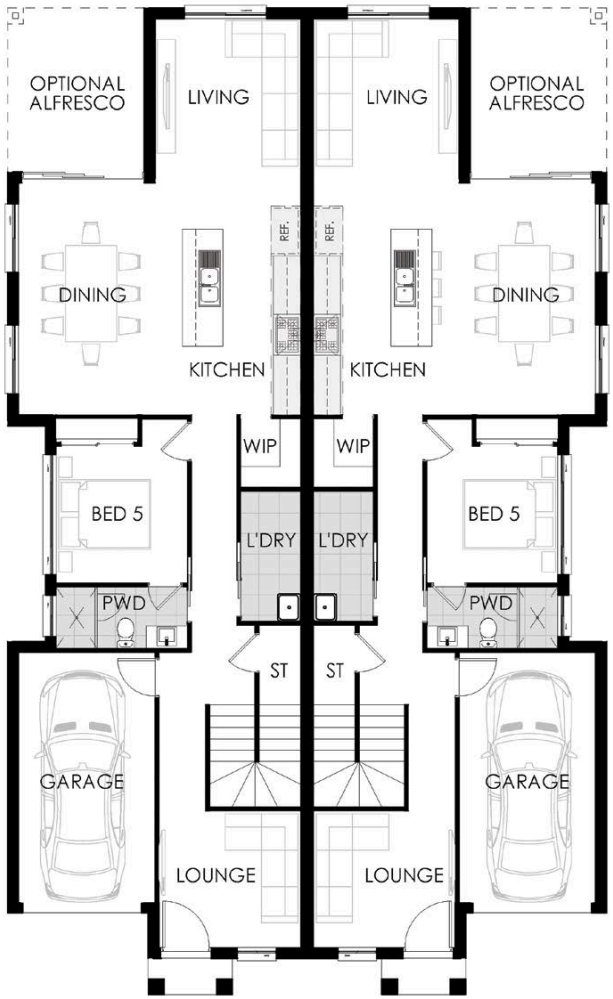
5	3	1
BEDROOMS	BATHROOMS	GARAGE

Per dwelling

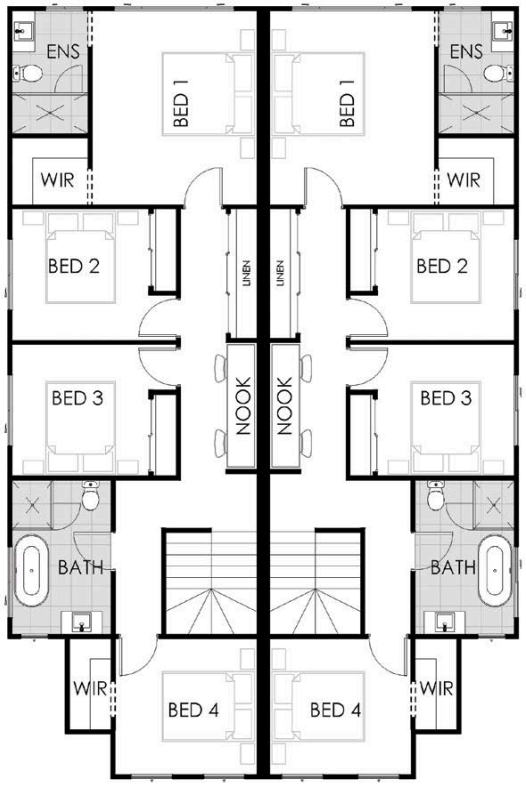
WIDTH	13.18m	DEPTH	22.86m
TOTAL AREA	466.32m²	TOTAL SIZE	45 sq

FROM

$968,400



GROUND FLOOR



FIRST FLOOR

Floor plans are illustrative and may show upgrades.

SIGNATURE DUPLEX · GARAGE OUT

The *Hudson*



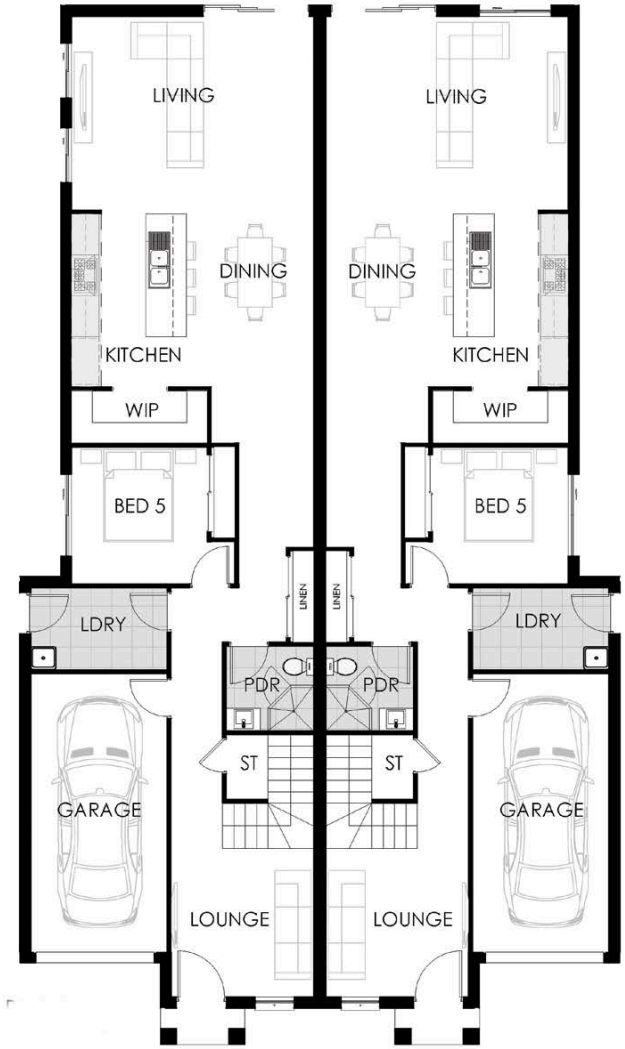
5	3	1
BEDROOMS	BATHROOMS	GARAGE

Per dwelling

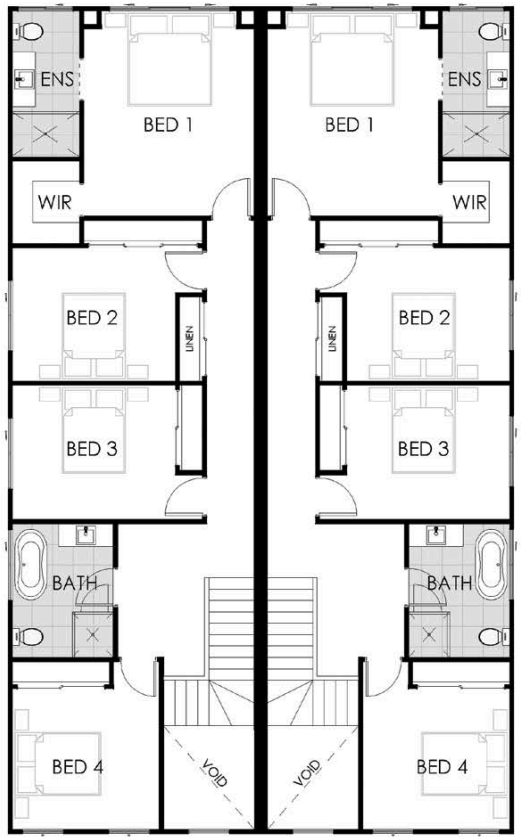
WIDTH	13.18m	DEPTH	22.86m
TOTAL AREA	466.32m²	TOTAL SIZE	49 sq

FROM

$973,300



GROUND FLOOR



FIRST FLOOR

Floor plans are illustrative and may show upgrades.

SIGNATURE DUPLEX · GARAGE IN

The *Hamilton*



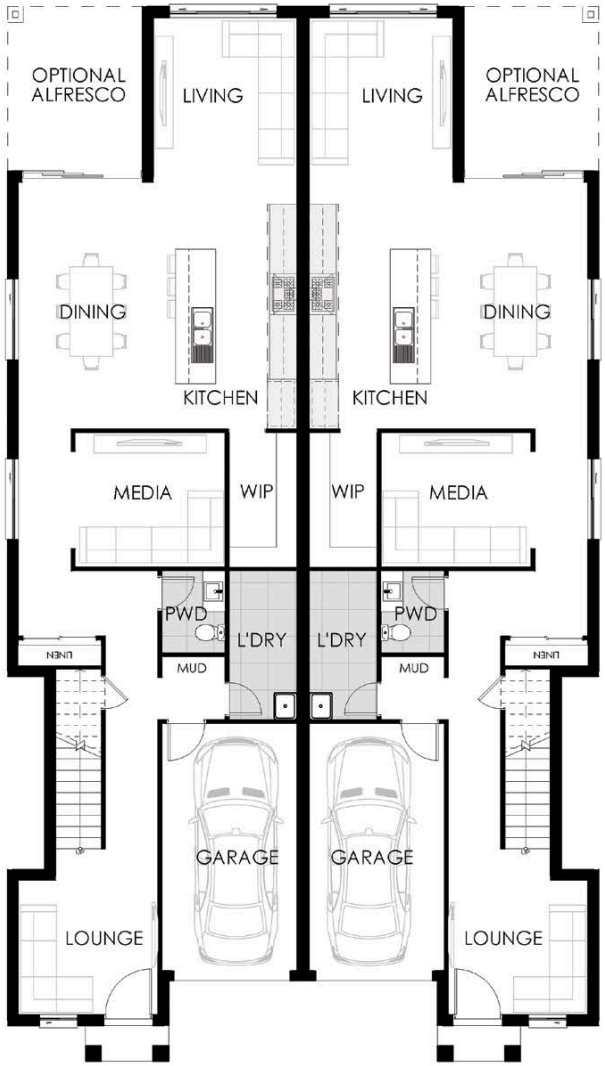
4	2.5	1
BEDROOMS	BATHROOMS	GARAGE

Per dwelling

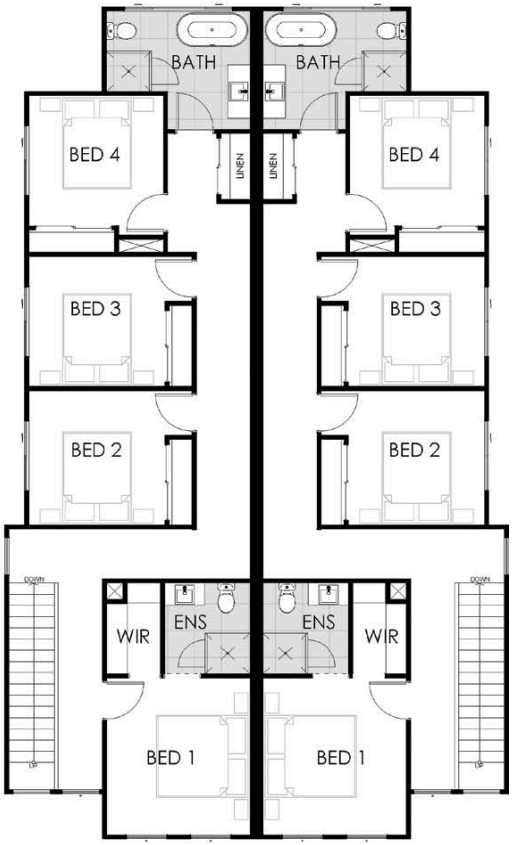
WIDTH	13.16m	DEPTH	23.52m
TOTAL AREA	453.48m²	TOTAL SIZE	48 sq

FROM

$979,100



GROUND FLOOR



FIRST FLOOR

Floor plans are illustrative and may show upgrades.

SIGNATURE DUPLEX · GARAGE IN

The *Telford*



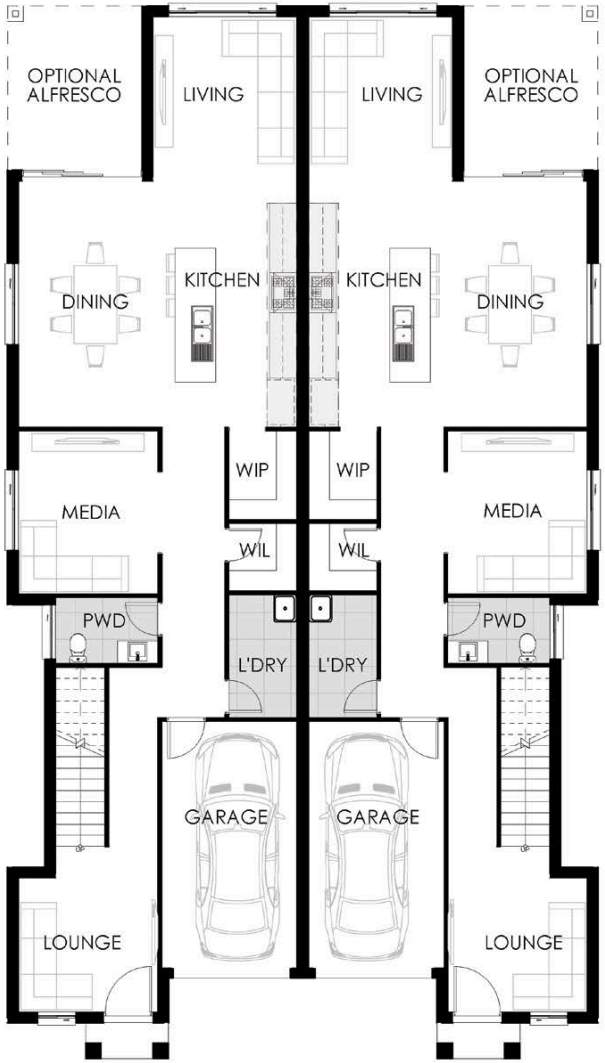
4	2.5	1
BEDROOMS	BATHROOMS	GARAGE

Per dwelling

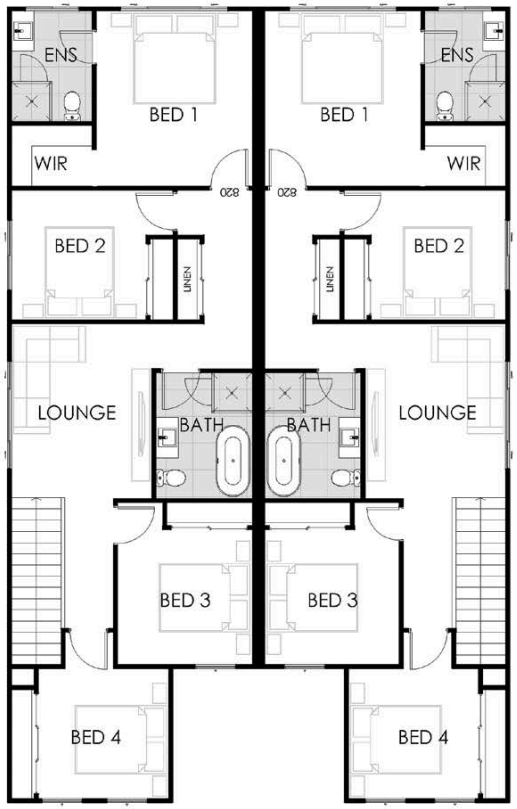
WIDTH	13.16m	DEPTH	23.52m
TOTAL AREA	451.65m²	TOTAL SIZE	48 sq

FROM

$980,500



GROUND FLOOR



FIRST FLOOR

Floor plans are illustrative and may show upgrades.

HOW IT WORKS

From feasibility *to construction.*

Four clear stages before your build begins, each with a set fee, so you know exactly where you stand.

01

Feasibility

- Feasibility study
- Survey
- Concept floor plan
- Concept site plan
- Estimation of costs

PAYMENT

$6,600

02

Preliminary plans & tender

- 3D façade render
- Site works plan
- Detailed floor plan and elevations
- Compliance check
- Tender

PAYMENT

$5,500

03

Tender acceptance

- Tender acceptance fee
- Preparation of HIA contract
- External colour selection

PAYMENT

$12,000

04

Contract & pre-construction

- HIA contract exchange
- Introduction to pre-construction
- Submission of plans
- Finalisation of all selections

PAYMENT

Balance of 5%

The balance of the 5% deposit is payable on signing the HIA contract.

SUBDIVISION

Strata or Torrens title, *explained.*

How your duplex is titled shapes ownership, costs and control. Here is what to weigh up before you build.

Strata title

Ideal where areas are shared. You own your dwelling and share common property such as gardens and driveways.

SHARED OWNERSHIP
Common areas are co-owned by all owners.

OWNERS CORPORATION
Manages common property, funded by levies, and sets by-laws for its use.

LOWER MAINTENANCE
Suits owners who want shared responsibility for upkeep.

ADVANTAGES

- Lower individual maintenance
- Shared repair costs

CONSIDERATIONS

- Ongoing strata levies
- By-law compliance
- Shared decision-making

Torrens title

The most common form of duplex ownership in Australia. You own the dwelling and the land it sits on outright.

FULL OWNERSHIP
Complete ownership of the land and every structure on it.

INDEPENDENCE
No shared areas and no owners corporation.

DIRECT RESPONSIBILITY
You manage maintenance, insurance and changes yourself.

ADVANTAGES

- Full control and autonomy
- No strata levies
- Freedom to modify

CONSIDERATIONS

- Sole cost of maintenance
- Potentially higher insurance



CLIENT SHOWCASE · INNER WEST

Knockdown rebuild *in an area you already love.*

Lina loved her Inner West suburb, but her older home would have been too costly to renovate. As an experienced property professional running her own property management business, she saw the opportunity to develop the block and build a duplex. She now lives in one side with her young family and rents out the other.

A bigger home. Our team advised on adjusting the floorplan ratio with council so Lina could maximise her block. "We got a bigger home thanks to their advice."

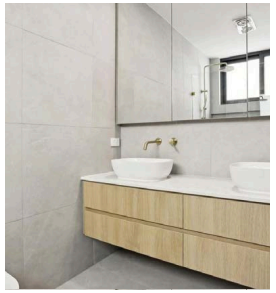
Transparent communication. "The communication and updates were always there; we didn't need to chase them."

Collaborative design. Our design team adapted the plans to meet challenging council requirements. "The costs were all upfront; it was a walk in the park."

> *"I love the home, we love our new home. We won't be moving any time soon. I would always recommend King Homes NSW to family and friends."*
>
> LINA, INNER WEST









CLIENT SHOWCASE

Duplex with granny flats, *built for return.*

A knockdown rebuild creating a custom duplex with a self-contained granny flat in each backyard, designed to meet every council requirement while maximising the site.

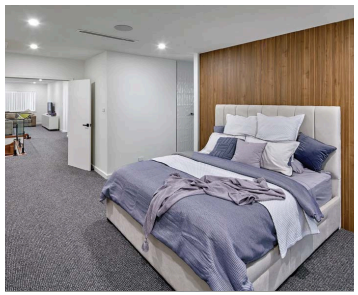
Street appeal. An eye-catching contemporary façade.

Granny flats. Extra living space and rental income on each lot.

Tenant-ready finishes. Built for high occupancy and premium rent.

> *"The duplex and granny flats were designed with high-end finishes and a modern façade tenants love. The team handled council and made the whole process seamless."*








RECENTLY COMPLETED DUPLEX







Compare us *to the rest.*

Use this checklist to compare our standard duplex inclusions with other builders.

	KING HOMES	BUILDER 1	BUILDER 2
EXTERNAL			
Site costs included up to $30,000	✓		
Tiling to alfresco and porch from our standard range	✓		
Up to 24 tonnes of dirt removal	✓		
Up to 5m² of drop edge beam	✓		
Termite resistant frames	✓		
M1 and H1 class slab	✓		
Even cut and fill up to 1m fall	✓		
Contemporary painted front door up to 1020mm wide	✓		
Quality Austral or PGH bricks from our standard range	✓		
Colorbond metal roof from our standard range	✓		
Up to 450mm eaves to perimeter of house	✓		
Colorbond fascia and gutter	✓		
2040mm overhead sectional garage door	✓		
2 remote garage controls and 1 wall-mounted control	✓		
Powder coated aluminium windows and sliding doors	✓		
Fibreglass mesh fly screens to operable windows	✓		
2 external taps: 1 rainwater, 1 potable	✓		
Up to 3000L rainwater tank and pump, connected (as per BASIX)	✓		
LAUNDRY			
45L stainless steel tub with white cabinet	✓		
Tiling to floor and skirting, tiled splashback above tub	✓		
Chrome sink mixer	✓		
Flush panel external door with keyed lock	✓		

	KING HOMES	BUILDER 1	BUILDER 2
INTERNAL			
2750mm ceilings to ground floor, 2400mm to first floor	✓		
67mm half splayed architraves and skirting	✓		
Gyprock internal walls with 90mm cove cornice	✓		
2040mm internal doors with standard door furniture	✓		
Framed mirror sliding robe doors with shelf and hanging rail	✓		
3 coat paint system, one colour throughout	✓		
450mm porcelain tiles or wood-look laminate to main floors	✓		
Carpet from our standard range to other areas	✓		
4 melamine shelves to linen (where applicable)	✓		
R2.2 insulation batts to external walls of living areas and internal garage wall	✓		
R4.1 ceiling insulation, excluding garage	✓		
Painted pine stair stringers, posts and handrails, stainless balusters, carpet treads	✓		
PLAN APPROVALS			
Plans and detailed drawings	✓		
Detailed contour plans	✓		
BASIX certificate	✓		
Standard PCA certifier fees	✓		
Standard water authority approval fee	✓		
Home Owners Warranty insurance allowance	✓		
Power, water and gas connections (subject to availability)	✓		

*Where natural gas is not available in your build area, an electric package is supplied. Speak to our team for details.

	KING HOMES	BUILDER 1	BUILDER 2
KITCHEN			
Polyurethane or Polytec laminate cupboards in one colour	✓		
Bulkhead to kitchen to suit	✓		
4 soft close drawers with shark nose edge	✓		
20mm stone benchtops from our standard range	✓		
4 melamine shelves to walk-in pantry (as per design)	✓		
Smeg 600mm slide-out rangehood, externally ducted	✓		
Smeg 600mm gas cooktop*	✓		
Smeg 600mm built-in oven	✓		
Chrome sink mixer	✓		
Double bowl top mount sink with drainer	✓		
700mm tiled splashback as per design	✓		
Provision for dishwasher and microwave	✓		
Cold water point to fridge	✓		
SERVICES			
Temporary site fencing and toilet	✓		
Stormwater and sewer connected to legal discharge points	✓		
Potable water connection	✓		
Gas connection with cooktop, 1 internal and 1 external bayonet*	✓		
Electrical metering to street mains	✓		
90 day maintenance period	✓		

	KING HOMES	BUILDER 1	BUILDER 2
BATHROOMS			
Wall tiling to 2.1m in showers, 1.2m elsewhere in bathroom and ensuite	✓		
Powder room tiling to floor and skirting	✓		
Choice of porcelain wall and floor tiles	✓		
6mm semi-frameless shower screens	✓		
Shower niche to main bathroom and ensuite	✓		
Polished edge frameless mirror 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 showers	✓		
Wall-hung 2 door Polytec vanity with polymarble top and integrated basin	✓		
ELECTRICAL			
Up to 8 single power points, including appliance and garage motor provisions	✓		
1 double power point per room	✓		
1 downlight to all labelled areas, plus 20 bonus downlights	✓		
Heat/fan/light to main bathroom and ensuite	✓		
Ducted exhaust fan to all other wet areas	✓		
Double swivel spotlight to rear or side	✓		
Dedicated circuits to rainwater tank and hardwired oven	✓		
26L continuous flow gas hot water*	✓		
Hardwired smoke detectors (where required)	✓		
2 TV and 4 data points	✓		

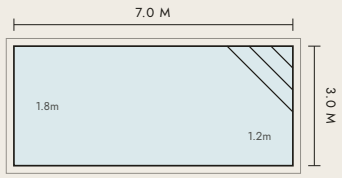
*Where natural gas is not available in your build area, an electric package is supplied. Speak to our team for details.

KING POOLS

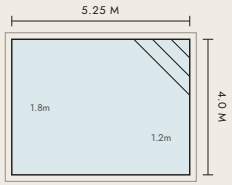
Add a pool *while you build.*

Our in-house pool division builds custom concrete pools alongside your new home, designed together and excavated once, so your backyard is finished on handover day.

FROM $54,990



7.0m × 3.0m · 3 internal steps



5.25m × 4.0m · 3 internal steps

- Custom concrete pool shell
- Engineering and CDC fees
- Depth 1m to 1.8m
- S12 reinforced shell at 300mm centres
- Up to 300mm standard coping
- White acrylic render interior
- Pump and cartridge filter
- Pool handover kit

KING HOMES
NEW SOUTH WALES

Let's talk about your *duplex.*

Tell us about your block and what you want from it. We'll give you an honest view of what's possible, what it costs and how long it takes.

CALL	02 8795 0022
EMAIL	sales@kinghomesnsw.com.au
VISIT	kinghomesnsw.com.au

Scan to explore our designs
Display homes, virtual tours and the full range.

DISPLAY HOMES & STUDIO KING

HomeWorld Oran Park
27–31 Christie Street
Oran Park NSW 2570

HomeWorld Box Hill
17–19 Noah Street
Box Hill NSW 2765

Menangle Park
Poseidon Street
Menangle Park NSW 2563

Goulburn
4 Hodgson Street
Goulburn NSW 2580

Studio King
Unit 6–7/32 Swettenham Rd
Minto NSW 2566

WHERE WE BUILD

Sydney & surrounds Hills District, Hornsby and Upper North Shore, Ryde, Parramatta, Blacktown, Penrith, South West Sydney, Macarthur, St George and the Sutherland Shire
Regional NSW South Coast, Southern Highlands and Southern Tablelands

RECOGNITION

2026	Winner, HIA NSW Professional Medium Builder
2026	Winner, MBA NSW Display Home of the Year
2026	Winner, MBA NSW Best Display Home $700,001–$800,000
2026	Winner, HIA NSW Display Home $750,000–$800,000
2025	Winner, MBA NSW Project Home
2023	Winner, HIA NSW Emerging Builder of the Year
2023	Winner, MBA NSW Design & Construct $500–$600K

Floor plans and images are for illustration only and may show upgrades not included in the standard base price, such as skylights, bulkheads, raked ceilings, window and door configurations, planter boxes, façade structure and joinery. Prices are indicative and subject to site conditions. Mark P King Pty Ltd · Builder Lic 255669C.