

Wealth Creation Property Report for 34 Merino Drive Elderslie



Dated 30th May 2025

Your Property Details

Address: 34 Merino Drive Elderslie
Council Area: Camden
Land Zoning: R2 – Low Density Residential
Lot Size: 612.45sqm

Your Property's Compliance with the SEPP

The rules below are based on the State Environmental Planning Policy (Housing) 2021, Schedule 1 Complying Development – Secondary Dwellings*.

Planning Requirements

Required Land Zoning	R1, R2, R3 or R4	
Minimum Lot Size	450m2	
Maximum Site Coverage	50%	
Maximum Floor Area <i>(Granny Flat & House Combined)</i>	380m2	
Minimum Landscape Area	25%	
Private Open Space	24m2	

Required Setbacks on a property your size

Rear Setback	3.0m	
Side Setback	0.9m	
Primary Dwelling Setback	7.5m	
Secondary Road Setback	2.0m	N/A

All Green Ticks above mean that your property is rated **A+** for Granny Flat suitability and has the green light for approval through CDC!

Your property is perfectly positioned for investment and wealth creation!



*This is based on a desktop assessment only and is subject to a site inspection and review of further documents such as your 10.7 Planning Certificate, Title, DP & Survey

Wealth Creation

From Your Own
Backyard!



An Unmissable Opportunity

A Granny Flat can pay for itself in under 6 years and then helps pay off the main mortgage quicker, saving nearly 11 years in repayments and over \$400,000 in interest*.



- Pay off your mortgage faster
- Achieve a ROI of up to 20% or more
- Generate a passive income
- Maximise your investment
- Earn up to \$1,200 per month after interest
- Positively gear your investment
- Increase the value of your property

*Based on a loan of \$141,200 for a Granny Flat at 6.5% p.a. interest that is then rented at \$550 per week with the rental income used to pay off the Granny Flat loan before diverting the full rental income to a main mortgage of \$700,000 at 6% p.a. interest.

Your potential Return on Investment (ROI)

The price of a Standard Granny Flat (\$141,200) includes Design, Approval, Construction & GST. However, it does not include site-specific costs such as demolition, service upgrades, sewer encasement, drop-edge beams etc, which may be applicable to your property.

Standard Granny Flat Cost

\$141,200

Rental Income

\$550/wk

30 Year Loan @ 6.5% Interest

\$220/wk

Additional Income

\$330/wk

Start earning additional income in less than half a year!

- ✓ Pay off your Granny Flat in as little as **6 Years!**
- ✓ Pay off your mortgage up to **11 Years Earlier!**
- ✓ Save on interest repayments up to **\$400,000!**

There has never been a better property investment opportunity, and it is sitting in your own backyard! All of this is possible in as little as 26* weeks including Design, Approval & Construction!

Find out the ROI in your backyard? Contact Granny Flat Solutions today on (02) 9481 7443 or email priority@GrannyFlatSolutions.com.au for a FREE ROI calculation and a no obligation, in person, site inspection.

*assuming standard design and standard site conditions

Exclusive Investor Promotional Offer!

As a valued client of **Century 21**, we want to turn your good investment property into a GREAT investment property. Sign your contract within 60 days of this report to receive **\$16,700** worth of **FREE** upgrades to your Granny Flat.

That's a total of 20+ inclusions such as:

- FREE 20mm Stone Benchtop
- FREE Upgraded 600mm Oven & Cooktop
- FREE Upgraded Semi-framed Shower Screen
- FREE 3.5kW Split-System Air Conditioner
- FREE Vertical Window Blinds
- **PLUS** more



Fast track options available

Design, Approval & Construction in as little as 26 weeks

\$16,700 worth of
FREE
upgrades!



SCAN TO SEE
OUR COMPLETED
PROJECTS !

**Build with
the Best.**

02 9481 7443

www.grannyflatsolutions.com.au

*Based on a standard granny flat with one bathroom and standard kitchen size. Inclusions as per builder's specifications. Promotion subject to change at Builder's discretion. Images are for illustrative purposes only.