

# UNLOCK THE FACTS



## What is a Dual Key home?

Featuring a 3-bedroom home along with a separate supported 1-bedroom dwelling at the rear, under the same roof line both with independent entries.

## Who is a Dual Key for?

The investor wanting a much higher return than a standard 4-bedroom home.

The first home buyer who would like to lease the rear dwelling and supplement their mortgage repayments.

The multi-generational family who would like to keep the family close.

## Is approval required?

Yes, all of our Dual Key homes are certified by an independent building surveyor to ensure compliance is assured under the Australian Building Code.

## Are there two titles?

No, the home is built on one title.

## What finance options are available for a Dual Key home?

Speak to your dual key consultant today and our experienced finance partners can take you through the whole process from start to finish.

## Can you have two separate residential leases?

Yes.

## Are the properties separately metered?

No, there is one meter for the property. The cost of utilities will be included in the estimated rental amount for each dwelling.

## Do you need to two separate insurance policies?

No.

## Can you live in the front and rent out the rear?

Yes, you could also live in the rear and rent out the front.

## Can a Dual Key be built anywhere?

These homes are exclusive to Charles Lloyd Property Group land estates across Victoria. To build these homes in other estates/areas, you will need to discuss with one of our Dual Key consultants as further approvals may be required.

We reserve the right to not build our Dual Key Homes within other estates outside of CLPG land projects.

## What is the minimum size block needed?

To build the Dual Key 20 design, a minimum frontage width of 12.5m is required along with a minimum depth of 28m. To build the Dual Key 28 design, a minimum frontage width of 16m is required with a minimum depth of 30m.

## What is the expected rental return?

The rental yield will vary from region to region. Please consult your local real estate agent, accountant and your Dual Key Victoria representative for rental and total return figures. Estimates suggest that a yield of up to 6.5% can be achieved.

For more information, contact **Charles Lloyd Property Group** on **(03) 9291 0700**, or visit **[www.dualkeyvictoria.com.au](http://www.dualkeyvictoria.com.au)**

### Disclaimer: Date of issue – December 2019

Information contained in this fact sheet is up-to-date and correct as at the date of issue. As Dual Key Victoria cannot control or anticipate the conditions under which this product may be used, each customer should review the information in specific context of the planned use. To the maximum extent permitted by law, Dual Key Victoria will not be responsible for damages of any nature resulting from the use or reliance upon the information contained in this data sheet. No express or implied warranties are given other than those implied as mandatory by law.

