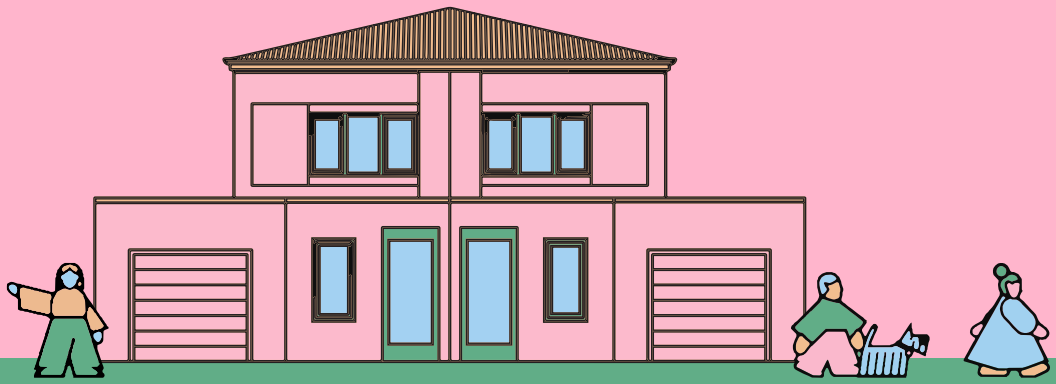
TWO HOMES BY SUNDAY?

MAYBE NOT. BUT YOU'LL KNOW WHAT'S POSSIBLE.



DUAL OCCUPANCY GUIDE

SOMERSET

HOMES



PROPERTIES CAN HAVE MORE THAN ONE FUTURE.

For most people, a property is simply where they live. For others, it becomes something more. An additional income stream; a place for ageing parents; a home for adult children; a future investment; or simply a smarter use of the land they already own.

As land becomes harder to find and property values continue to grow, more homeowners are beginning to look at their block differently.

Not as it is today - but as what it could become tomorrow. That’s where dual occupancy begins.

Not with building.
With possibility.

WHY MORE HOMEOWNERS ARE EXPLORING DUAL OCCUPANCY

There isn’t one reason people build two homes. In fact, every project begins with a different goal.

STAY IN THE NEIGHBORHOOD YOU LOVE

Rebuild to enjoy a brand-new, modern living space without sacrificing your lifestyle, community ties, or familiar amenities. Upgrading your home doesn’t have to mean moving away - and you can offset your mortgage in the process!

UNLOCK IMMEDIATE RENTAL INCOME

Capitalise on your block by adding a second dwelling. Leasing the additional home creates a steady income stream to accelerate your mortgage payoff, offset interest rates, or fund personal goals.

MAXIMIZE LAND & ASSET EQUITY

Transform an underutilized suburban investment block into two high-value properties, doubling your site’s efficiency and unlocking significant equity growth.

SUPPORT MULTIGENERATIONAL LIVING

Provide independent, comfortable housing on your own land for growing children, aging parents, or extended family - maintaining closeness while respecting privacy and autonomy.

JUMPSTART YOUR CHILDREN’S PROPERTY JOURNEY

Bridge the housing affordability gap by giving your adult children a head start in the property market on family-owned land.



FROM POSSIBILITY TO REALITY.

At Somerset, we believe the process should feel clear from the beginning. Too often, dual occupancy projects feel complicated and uncertain before they've even started, and that's not how we operate.

While every project is different, most dual occupancy journeys follow a similar path. Understanding these stages upfront means you always know what's coming next, and why.

INITIAL DESIGN & COSTING CONSULTATION

We assess your site's potential, help you select your ideal floor plan and facade and deliver a clear, upfront cost estimate.

SITE SURVEYS & COUNCIL COMPLIANCE

We conduct site-specific reports (soil, arborist and surveys) to tailor your design to council regulations and refine your cost estimate.

TOWN PLANNING SUBMISSION

Our team prepares and submits a comprehen-sive documentation package to local council - handling everything from design responses to shadow diagrams.

INTERIOR & EXTERIOR SELECTIONS

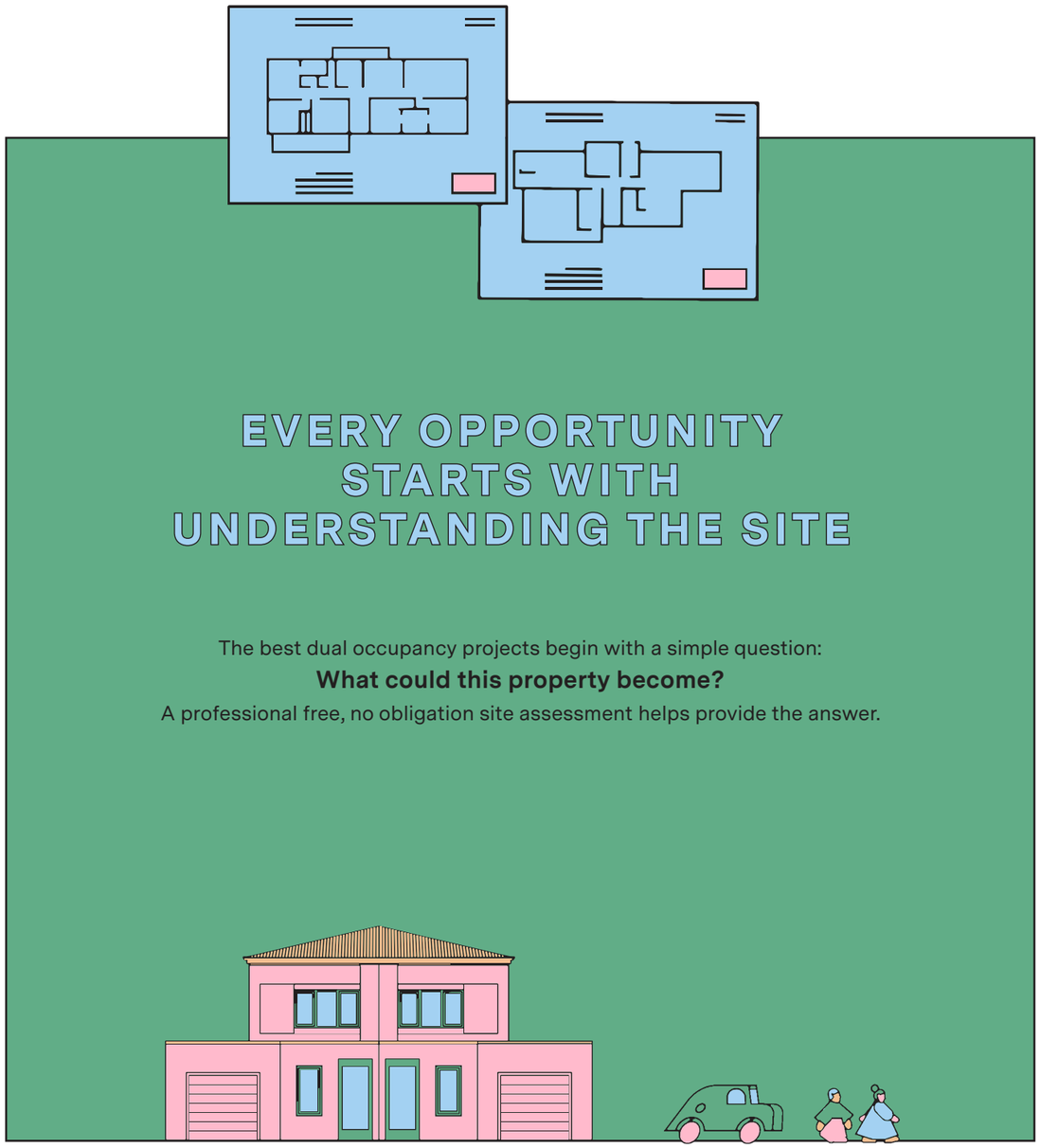
You will collaborate one-on-one with an interior designer during a dedicated consultation to select all high-end finishes, joinery, and electrical details.

FINAL CONTRACT & PERMIT FINALISATION

We present a clear, fully bound HIA contract package and complete site preparations so material ordering and construction can begin smoothly.

CONSTRUCTION

Our expert team takes over on-site, managing every detail to bring your high-end dual occupancy project from blueprint to reality.



EVERY OPPORTUNITY STARTS WITH UNDERSTANDING THE SITE

The best dual occupancy projects begin with a simple question:

What could this property become?

A professional free, no obligation site assessment helps provide the answer.



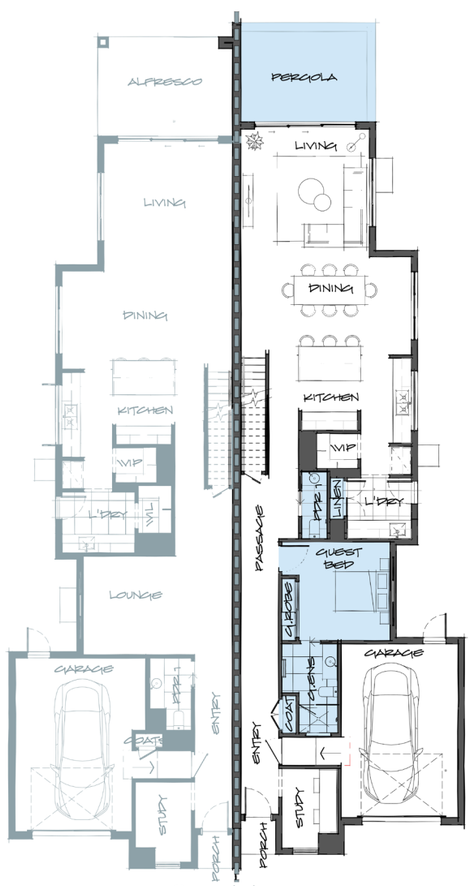
DISPLAY HOME OPENING 2027

NEPEAN HIGHWAY, CHELTENHAM

Our Dual Occupancy Display Home has been designed to demonstrate what can be achieved when thoughtful planning, quality design and practical living come together on a single site.

The project showcases how two homes can comfortably coexist on one property while maintaining strong street appeal, liveability and functionality.

More than a display home, it's an example of how dual occupancy can create new possibilities from an existing piece of land.



Ground Floor



First Floor

Study	2.00 X 2.65	Kitchen	3.88 X 4.13	Ens 1	4.13 X 1.80
Garage	4.02 X 6.00	Living	4.54 X 4.50	Pdr 2	3.00 X 1.52
G. Ens	3.14 X 1.98	Dining	6.02 X 3.49	Bath	3.00 X 2.59
G. Bed	3.48 X 3.82	L'dry	2.60 X 2.17	Bed 2	3.53 X 3.30
Entry	1.34 X 5.95	Pdr 1	0.90 X 2.38	Bed 3	4.54 X 3.50
Porch	1.24 X 1.19	Bed 1	4.75 X 6.00	Leisure	3.49 X 3.49
WIP	1.45 X 1.24	WIR 1	3.42 X 2.05		

Overall Length 22.96m
Overall Width 11.3m

House Area Total 426.28m²
House Squares 45.89sq



FREQUENTLY ASKED QUESTIONS

WHO IS SOMERSET HOMES?

Somerset Homes is a Melbourne home builder backed by Carter Grange. We combine thoughtful home design, premium inclusions and a streamlined building process to help people move forward with confidence.

Our approach is simple: start with homes that already work, then refine the details with guidance and support. The result is a high-quality home-building experience that feels clear, considered and easier to navigate.

ARE SOMERSET HOMES' DUAL OCCUPANCY FLOOR PLANS CUSTOMISABLE?

Yes. Our Dual Occupancy homes are designed to provide a strong starting point while still allowing flexibility within our structural enhancements to suit your site and lifestyle needs.

We work with you to select a floor plan and facade suited to your property, and you'll also complete a comprehensive selections process covering interiors, exteriors, joinery and electrical selections. Every site is different, so designs are reviewed and refined to suit the land and planning requirements.

HOW DO I KNOW IF MY BLOCK IS SUITABLE FOR A DUAL OCCUPANCY BUILD?

The best place to start is with a site assessment.

When assessing a property for Dual Occupancy, we consider factors such as:

- Site dimensions and frontage
- Existing dwelling location
- Site access
- Easements
- Slope and topography
- Planning controls and overlays
- Council requirements

Every property is different, which is why a professional assessment is the most reliable way to understand what may be possible on your block.

WHERE IS YOUR DISPLAY HOME?

Currently under construction
1353 Nepean Highway, Cheltenham
The display showcases how thoughtful planning, quality design and practical living can come together within a Dual Occupancy development

DO YOU HANDLE THE TOWN PLANNING AND COUNCIL APPROVAL PROCESS?

Yes. As part of the Somerset Dual Occupancy process, we coordinate the preparation and submission of the Town Planning Package to council. This includes documentation such as plans, elevations, landscape plans, shadow diagrams and planning reports required for council assessment.

We also engage the necessary site investigations and reports during the early stages of the project

HOW DO I GET STARTED?

The first step is a Dual Occupancy consultation. We'll sit down with you to discuss your property, your goals and what opportunities may exist for your site. During this stage, we assess site suitability, discuss appropriate floor plan and facade options, and provide an initial cost estimate to help you understand the next steps. Because before you start building, it's important to understand what's possible.



MEET YOUR CONSULTANT

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SOMERSET

HOMES

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