



HILTON PROPERTY UPDATE

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FEATURE: Granny Flats/ Studios

In this property update we look at the benefits of adding a granny flat/studio to your property.

Welcome to The Hilton Property Update

Newsletter # 3.



Catherine & Andrew

Secondary dwellings, commonly known as granny flats or studios are small, self contained homes on the same lot as and usually detached from the primary house. Reasons for adding a granny flat can include additional accommodation for family members, rental housing or a space to work from home. Whatever your reason, the addition of a granny flat can add **significant value** to your property and increase the overall **liveability** of your home. Last year two properties with self contained granny flats sold in Hilton:

- March 2014: 3 x 1 Weatherboard and iron cottage on 486sqm front strata with self contained granny flat.
SOLD for \$650,000 - SOLD by Lauri Curtain
- May 2014: 3 x 1 brick and iron home on 809sqm green title block with 1 bedroom self contained granny flat.
SOLD for \$770,000

There's no doubt, granny flats add value to your property, demonstrated when it is time to sell. However, granny flats can provide other benefits as revealed by Hilton home owners with granny flats;

Catherine and Andrew built their loft style granny flat in 2013 for approx \$150,000, which included the demolition of the garage that previously stood in the same spot. The granny flat contains 1 bedroom with en-suite bathroom and separate kitchen / living downstairs. Upstairs is office space allowing Catherine and Andrew to work from home away from their primary residence. Currently the downstairs accommodation is used by their au pair however based on others in the area Catherine and Andrew expect they could lease their granny flat for \$300-\$350 per week.

Alex and Renee purchased their Hilton home in 2008. Fortunately, there was a double sized shed at the rear of the property. A little over 6 years ago they spent \$30,000 converting the shed into a one bedroom granny flat with separate living/kitchen and sliding doors opening to a private covered deck. The sole purpose of the granny flat was to lease it out as rental accommodation for \$290 per week plus bills.

Gwenael initially built the stone cottage in the back yard of her home in 2011 to live in whilst renovating. The bedsit style accommodation with north facing orientation and courtyard, built for \$40,000, leases for \$250 per week.



Alex and Renee

Lauri Curtain
The #1 Agent with the most SALES in HILTON.

*1 Jan - 30 June 2015

When the cottage is vacant, it offers the flexibility as a separate living space and is the perfect accompaniment for outdoor entertaining.

To build a granny flat you normally don't require planning approval. To confirm your planning/building requirements please go to www.fremantle.wa.gov.au or contact the City of Fremantle on 9432 9999.



Gwenael

Recent SALES by Lauri Curtain - 0422 478 150



1 Joslin St. Hilton



22a Joslin St. Hilton



1 Howson St. Hilton



41A Tonkin St. Hilton

Interesting Info for HILTON

- Current median sale price in Hilton \$575, 000
- Highest recent sales price in Hilton \$785, 000
- Highest record price in Hilton \$880, 000

2015 Calendar Year
*REIWA Market Update 2015

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Know YOUR suburb

Contact Lauri on 0422 478 150 or lauri@dgre.com.au to obtain a copy of your free **SUBURB PROPERTY REPORT** providing you with valuable real estate information specific to Hilton. Understand the current market better, get to know your property's worth and make your own assessment about the benefits of including a granny flat / studio.



Tasman Carpentry specializes in renovations, owner/builder works and all aspects of carpentry! Please contact:

Allan 0420 520 367 or Mathew 0437 428 706

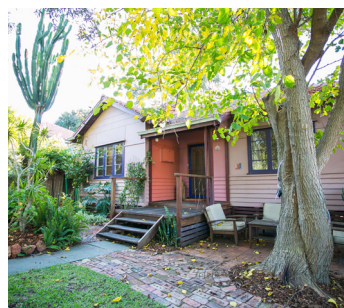
www.facebook.com/tasmanconstruction

For SALE in Hilton



4A Collick Street, Hilton
From \$565,000

Contact:
Lauri on 0422 478 150



4 Snook Crescent, Hilton
Low - Mid \$500,000's

Contact:
Lauri on 0422 478 150



Buds n' Blooms

Hilton Harvest Community Garden
every wed's morning.
All welcome!

Every Wednesday morning from 9.30 - 11.30am **Hilton Harvest Community Garden** (Rennie Cr Sth) runs the Buds n' Blooms intergenerational gardening group for anyone aged 0-100. We do some gentle gardening and learn skills from guest speakers about how to live more sustainably.

Sometimes we have day care groups or aged care groups join us but **EVERYONE** is welcome and it's free, just bring some morning tea to share. For more info and our schedule see our facebook page or call Adam on 0401 840 546.



The **Hilton Playgroup** is a welcoming and positive sanctuary for families with infants and small children. We meet every Friday morning from 9:30am-12:00pm during the school term at "The Purple Palace", a purple demountable building at Hilton Primary School. It is a place where children can play and have fun together, but also where parents can make new connections and get to know other local families. We welcome any new families to join us. The kettle is always on and you will be warmly welcomed so please come along and say hello!

Contact: hilton.playgroup@gmail.com

www.dgre.com.au

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