



Knockdown Rebuild

If you love where you live but would like a new home, then consider the advantages of knock down rebuild. Stay in your neighbourhood with your familiar amenities and friends you know.

Knock down rebuild has demolition costs but also savings by not having to pay stamp duty on the property. Knock down rebuild can be more cost effective than renovating your old home and saves all the drama involved. Renovations are very expensive and can be fraught with many hidden problems, some of which cannot be fixed.

Indulge Homes make it easy for you, we can arrange council approval, demolition, the design of your choice and the construction of your new dream home, even the landscaping...you just move in. Our knock down rebuild specialist is available at your convenience to discuss the process and advise on the options available.

Why Choose Indulge Homes for your Knockdown Rebuild Project?

It's our exceptionally high quality of construction, full transparency, and value for money, and more standard inclusions than any other homebuilder in Victoria that sets us apart from our competitors.

Meet our dedicated specialist Knock-Down Rebuild (KDR) team.

With Indulge Homes you'll happily discover that the process of knockdown and rebuild is much easier and more seamless that you'd expect.

The moment you're ready to start a dedicated KDR team will be assigned to you to ensure personalised customer service and clear and regular communication.



You'll be guided through your KDR journey with full transparency and clear communication at all times. You'll feel supported at every point in the process – from the moment you enter our display home, right up until the end of your warranty period – and beyond.

- ✓ Property inspection and assessment
- ✓ Build Time Guarantee
- ✓ Your own experienced sales, customer service and construction team
- ✓ An easy-to-follow build process, to guide you through every step
- ✓ Interior design consultation in our purposes built showroom

Build Time Guarantee.

It's possibly the biggest question in your mind: When will I be able to move into my new home? We **guarantee** the completion date of your new home regardless of the changes made to it. The date we tell you your new home will be ready is the date you can move in.

We believe in using high quality materials that will last the distance and to ensure peace of mind

We build better quality homes, not more.

Building homes at Indulge Homes is all about **quality**, not **quantity**. We're not about being the biggest builder; it's about giving you the highest quality home to suit your budget. We limit the number of homes we build that means that we are more able to provide a higher level of professionalism, construction quality, and attention-to-detail than any other homebuilder.

More and better standard inclusions – every day of the year.

We believe that there are some things that should just be included in the base price of a home. What our competitors call "extras" we call standard inclusions. Not only do our homes come with more inclusions but we only use trusted, quality products and brands so you can rest assured you're getting quality that will last the test of time.



Quality, quality, quality – it's our mantra and we live by it.

We are committed to deliver a high standard of quality in everything we do. Three months after you move in we undertake a comprehensive warranty inspection. This ensures that any issues are addressed and rectified sooner rather than later, allowing you to get on with enjoying your new home.

Sustainability – saves you money in the long run.

All Indulge Homes meet the **Victorian Government 6 star** energy rating requirements. If sustainability is important to you and you want to save even more money on your energy and water bills, then we can work with you to achieve an even a higher energy efficiency rating or simply make your home more efficient.

Need more information about why Indulge Homes is your best choice for KDR?

Please enquire now.

Why Knockdown Rebuild?

When your house is past its use-by date, or doesn't suit your lifestyle anymore, you have three options: either sell up and move, renovate and extend, or knockdown and rebuild (KDR).

It can be a real dilemma! You love where you live but your house isn't working for you anymore and you don't want to move. Renovation or extending may be an option, but often the cost of renovating is usually *more expensive* than demolishing, starting from scratch and building a brand new home.



KDR means major benefits for you and your family.

With increasing shortages in inner suburban residential land, the knockdown rebuild is a growing trend in the inner suburbs of Melbourne. KDR has many advantages over moving your family to a new suburb, or renovating and extending an existing home.

A knockdown rebuild project saves you money.

Essentially with a knockdown rebuild project you get a fresh, brand new, energy-efficient home with your chosen contemporary design for **less** than the cost of a renovation project. It's generally cheaper (per square metre) to build a new home than to extend or renovate.

A knockdown rebuild is less risky than renovating.

Renovations are known for being high-risk projects that often run over time and over budget. The biggest problem is that you never know what you're going to uncover when you pull up the floorboards! This 'unknown' factor means that your renovation is more likely to take longer and run into unforeseen construction challenges resulting in 'hidden' costs that you may not have budgeted for.

You may also need to upgrade other aspects of your current home – like restumping or rewiring - to adhere to building or council regulations. This means budget blowouts and major stress for you and your family.

Stay in the neighborhood you love and reduce family disruption.

Choosing to knockdown rebuild means that there is minimal family disruption and no need to move schools or re-establish your family in a new neighborhood. You stay in the location you've grown to love over the years close to family and friends.



Imagine-design-develop-live

Build the new home of your dreams without compromising your love of good design.

A renovation often means working around existing structures and having to make compromises to your dream. With a new home you have a clean 'blank canvas' on which you can start afresh and embrace your love of cutting-edge contemporary home design - inside and out.

New homes are designed with today's family lifestyle in mind: including features such as a shower in the powder room for visiting guests, zoned family living areas, the popular alfresco dining area - all showcasing the most contemporary trends in design and construction.

Choose from a wide selection of new home designs, customize your own design and be inspired by hundreds of colours, finishes and fixtures from our showroom.

A more energy efficient home saves you money on utility bills.



Indulge Homes **6 Star Energy Efficiency** rating meets the Victorian Government's regulations around all new homes. This means your home is designed and built from the ground up to be more energy efficient - saving you money on energy consumption for the life of your home. Imagine how this extra saving adds up over the years to come!

Want to know if a knockdown rebuild project is right for you?

Make an appointment for an obligation-free property assessment, or for more information, please enquire now.