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| **Buying part of a Dual Occupancy Property**  **Pros:**   1. Affordability: Often more affordable than standalone houses in the same area. 2. Land component: Unlike apartments, you still own a portion of land. 3. Lower maintenance: Less land to maintain compared to a standalone house. 4. Potential for capital growth: can see good appreciation. 5. Suitability for downsizers: Ideal for who still maintain some outdoor space and independence.   **Cons:**   1. Restrictions on modifications: You may face limitations on external changes or extensions due to the shared structure. 2. Body corporate considerations: Some dual occupancies may have body corporate arrangements, adding to ongoing costs. 3. Outdoor space: Generally, less outdoor space compared to a standalone house on a similar block. 4. Parking: May have limited parking options, especially for visitors.   **Specific Considerations:**   1. Zoning impact: Check the RZ1 and RZ2 zoning regulations in Canberra, as these affect the potential for future development or changes.   When considering a dual occupancy property in Canberra, it's crucial to thoroughly review the property's title and any associated agreements or restrictions. | **Townhouses**  **Pros:**   1. Affordability: Often more affordable than standalone houses 2. Location: Typically, in well-located areas close to amenities 3. Low maintenance: Less exterior maintenance required 4. Community: Often part of a community with shared facilities 5. Security: Can offer better security than standalone houses 6. Energy efficiency: Often more energy-efficient than older standalone homes   **Cons:**   1. Space: Usually less interior and outdoor space 2. Privacy: Shared walls with neighbors in some cases 3. Body corporate fees: Ongoing costs for common area maintenance 4. Restrictions: Body corporate rules may limit renovations or pet ownership 5. Noise: Potential for noise from neighboring units 6. Parking: May have limited parking options |
| **Standalone Houses**  **Pros:**   1. More Privacy: 2. Freedom: More flexibility for renovations and extensions 3. Outdoor areas: Usually have private gardens and yards 4. Potential for value appreciation: Often see better capital growth 5. Parking: Usually have garages or off-street parking   **Cons:**   1. Cost: Generally, more expensive to purchase and maintain 2. Maintenance: Responsible for all property upkeep 3. Time: More time required for maintenance and upkeep |  |