



martinahayes

Interior Design & Building Design

Martina Hayes Pty Ltd
Greenwich NSW 2065
ABN 67 651 339 329

Phone 0434 498 450
martina@martinahayes.com.au

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House Extension Cost Sydney 2025

Is your family outgrowing your current home? Whether you've welcomed a new bundle of joy, need a home office, or want to accommodate extended family, the reasons for needing more space are endless.

When it's time to expand, you typically have two choices: move to a bigger house or extend your existing one to meet your family's needs.

Why Choose a House Extension?

If your current home is in a convenient location—close to work, schools, and the amenities you love—extending might be the better option. Depending on your property, you can:

- Extend outward into the backyard, or
- Build upward by adding a second storey.

But how much does it cost to add space to your home? Let's break it down so you can budget effectively.

Overview of house extension cost

Use the table below as a guide. Start by deciding whether to expand outwards or upwards, then calculate the area you wish to extend. If you're adding a kitchen or bathroom, include those costs too.

	Price per additional square metre	Add for kitchen	Add for each bathroom
Ground floor extension	\$2,400 - \$2,900	\$45,000 - \$80,000	\$35,000 - \$50,000
First floor addition	\$3,800 - \$4,200	\$45,000 - \$80,000	\$35,000 - \$50,000

This information is to be used as a guide only. The prices apply to Sydney NSW. All costs include GST.

Ground Floor Extension

For a brick veneer ground floor extension, costs range from \$2,400 to \$2,900 per m², depending on factors like:

- Foundation requirements
- Size (smaller extensions have a higher cost per m²)
- Site access and terrain (sloping or flat)
- Building materials

Adding a Second Storey

If expanding outward isn't an option, consider building up. However, adding a second storey typically costs more, ranging from \$3,800 to \$4,200 per m². Reasons include:

- Replacing the roof and constructing a new one
- Reinforcing ground floor walls to bear additional weight
- Installing a staircase

Additional Costs to Consider

Add cost for new kitchen

Adding a standard, good-quality kitchen will cost \$45,000 to \$80,000 for cabinetry and benchtops. Appliances such as ovens, cooktops, and dishwashers are extra. Luxurious finishes can easily push costs beyond \$110,000.

Bathroom

Bathrooms are labour-intensive, costing \$35,000 to \$50,000 each. Most of the expense comes from labour (tiling, waterproofing, plumbing), with a smaller portion for materials like tiles, vanities, and shower screens.

Cost Examples

Here's what you might expect to pay for common scenarios:

Ground Floor Extension (120m², with 1 bathroom and 1 kitchen):

- Total Cost: \$368,000 to \$478,000

Second Storey Addition (120m², with 2 bathrooms):

- Total Cost: \$536,000 to \$604,000

Inclusions in the Costs

Both vertical and horizontal extensions typically include:

- Demolition and excavation
- Timber framing, bricks, and roofing
- Windows, doors, and flooring
- Plumbing and electrical work
- Insulation

Additionally, the costs assume a quality builder who is a member of either the Housing Industry Association (HIA) or the Master Builders Association (MBA). These memberships indicate proven expertise and ongoing professional development.

Other Expenses to Budget for

- Design and Approvals: Include fees for architects, surveyors, engineers, and council approvals. Allow for \$40,000 to \$90,000.
- Insurance: The Home Building Compensation Fund (HBCF) premium ranges from \$3,000 to \$6,000 for ground-floor projects, offering a safety net if your builder becomes insolvent.

Contingency Planning

Always set aside a contingency budget of approx. 20% of your construction cost to cover unforeseen expenses. Renovating existing structures often reveals surprises that require extra work.

Return on Investment

While extending your home requires a significant investment, Sydney's property market offers strong potential for a high return. A well-planned, quality extension can enhance your home's value while giving your family the space and comfort they deserve. But the true value lies in the joy of creating a home that fits your lifestyle. After all, you can't put a price on family happiness!

Guide to Renovation Planning

If you don't know where to start your home extension project, get our simple 10-step guide that will lead you through the [renovation planning process](#).

Ready to Get Started?

If you're considering a home extension, reach out to Martina Hayes for guidance. With over 10 years of experience in interior design and building design, Martina can help you navigate the process and plan your next steps. Contact her at martina@martinahayes.com.au or 0434 498 450 for a free initial chat.