



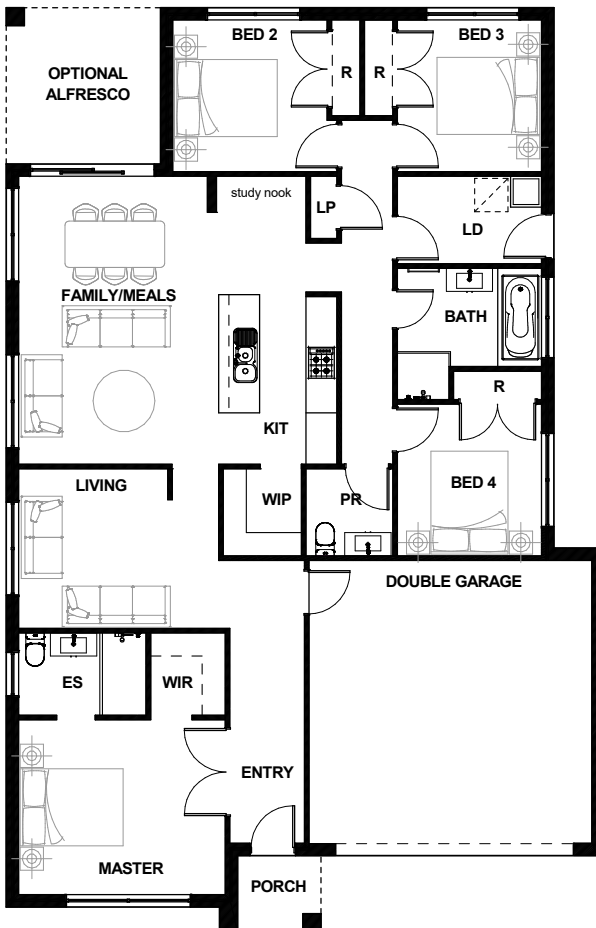
Brolen Homes

HOUSE & LAND PACKAGE

GUARANTEED*
RENTAL INCOME
\$745 per week



Illustrative Purposes Only



FIXED PRICE \$964,830

16 Cunningdroo Street, Googong

4 beds 2 bathrooms 2 living areas 2 cars

House size: 187.5m² Lot size: 337.5m²

An Investment With a Secure, Long-Term Tenant - Defence Housing Australia.

TURN KEY PACKAGE INCLUSIONS:

- Metro facade
- Ducted Actron air conditioning
- 20mm stone benchtops to kitchen
- 600mm Westinghouse stove and oven
- 2590mm ceiling height to ground floor
- Tiles to living areas
- Carpets to bedrooms
- Chainless vertical blinds & flyscreens
- Quality 3 coat paint system
- Landscaping & fencing to front & rear yard
- Clothesline & letterbox
- 'Coloured On' concrete driveway
- 7 Star Basix rating
- Fixed Site costs
- Guaranteed* rental income \$745 per week
- Long-term leases of 6, 9 or 12 years, with the possibility of extension
- Peace of mind with rent paid in advance even when the property is vacant
- Construction program expected to be 6-8 months from purchase of land
- NB: Roofing will be tiles



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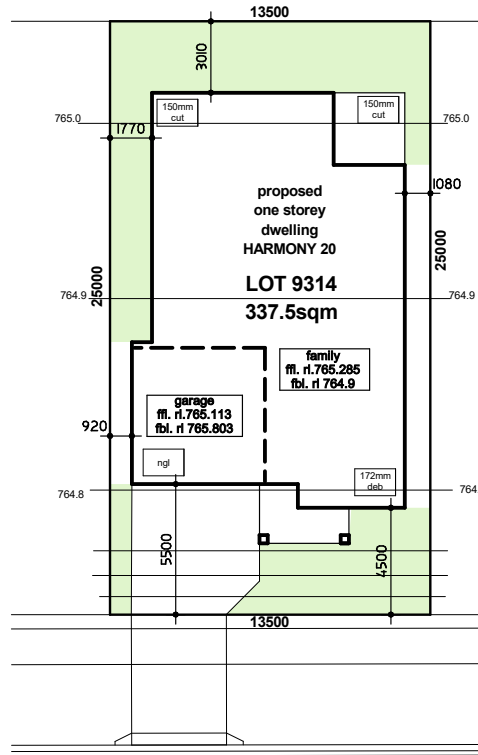
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floor areas	(sqm)
ground	143.6
garage	32.4
porch	2.5
optional alfresco	9
total	187.5

room sizes	(mm)
garage	5500x5510
master	3450x3400
bed 2	3000x2950
bed 3	2800x2950
bed 4	2800x2950
kitchen	2300x3800
family/meals	3650x5600
living	3900x3100
optional alfresco	3000x3040



CUNNINGDROO STREET
 PRELIMINARY SITTING
 SUBJECT TO FINAL SURVEY

If you're looking for an investment option with less stress – you can lease this property to DHA!

DHA has assessed this property location, plans and inclusions and has committed to a long-term lease on completion of construction, if delivered to the agreed specifications.

The benefits of leasing to DHA include:

- reliable rental income
- long-term leases up to 12 years
- rent paid in advance
- property care including most non-structural repairs
- For more visit www.dha.gov.au/investing/#investingbenefits

DHA is not the vendor of the property and therefore makes no representation in relation to the land, the builder, the construction of the property or any other matter unrelated to the DHA Lease Agreement or Property Care Contract. Investment in a DHA property is subject to the terms of the DHA Lease or other contractual documentation and those terms take precedence over any information contained in this advertising material. Investors should always seek appropriate independent advice before making any investment decisions with DHA.

DISCLAIMER

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FOR FURTHER DETAILS CONTACT

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