

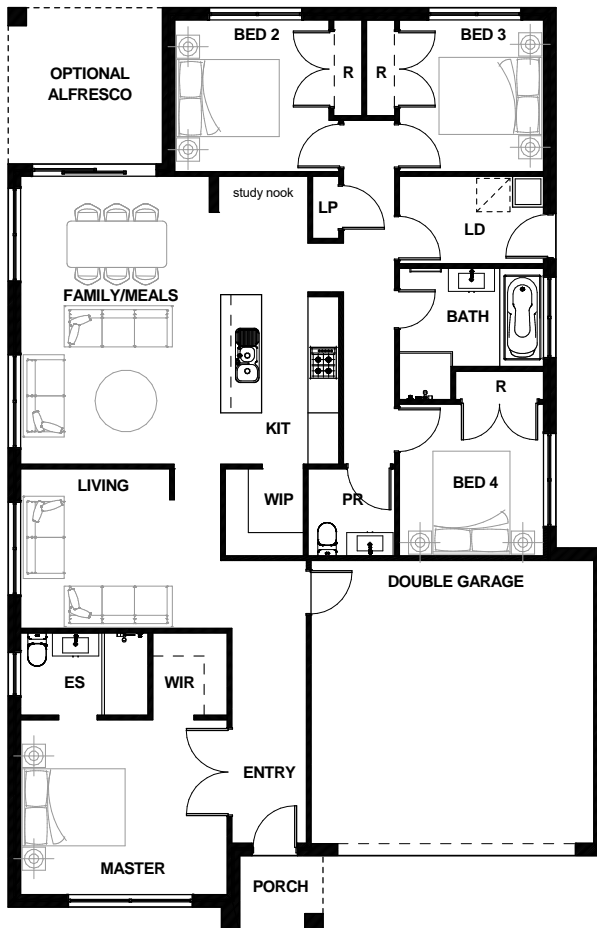


Brolen Homes

**HOUSE
& LAND
PACKAGE**



Illustrative Purposes Only



**FIXED
PRICE \$939,830**

20 Cunningdoo Street, Googong

4 beds 2 bathrooms 2 living areas 2 car spaces

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
- Reliable* 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

www.brolenhomes.com.au





Brolen Homes

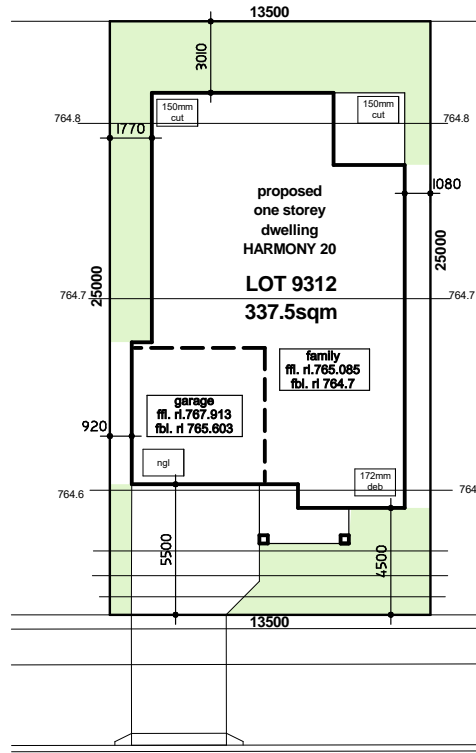
HOUSE & LAND PACKAGE

20 Cunningdoo Street, Googong



**FIXED
PRICE \$939,830**

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

Defence Housing Australia (DHA) and Brolen Homes Pty Ltd and Set and Forget Investments Pty Ltd do not guarantee, warrant, or represent that the information contained in this advertising and marketing material is free from errors or omissions. Illustrations and photographs are to be regarded as indicative only. Any interested parties should make their own enquiries, seek expert advice, and review the contract terms. Prices are subject to change without notice. This advertising and marketing material does not form part of the contract of sale.

FOR FURTHER DETAILS CONTACT

Stephen - 0477 002 154

Robert - 0477 008 070

Email - sales@brolenhomes.com.au



Brolen Homes

brolenhomes.com.au