



Brolen Homes

HOUSE & LAND PACKAGE



Illustrative Purposes Only

FIXED PRICE **\$1,137,180**

63 McCauley Avenue, Googong

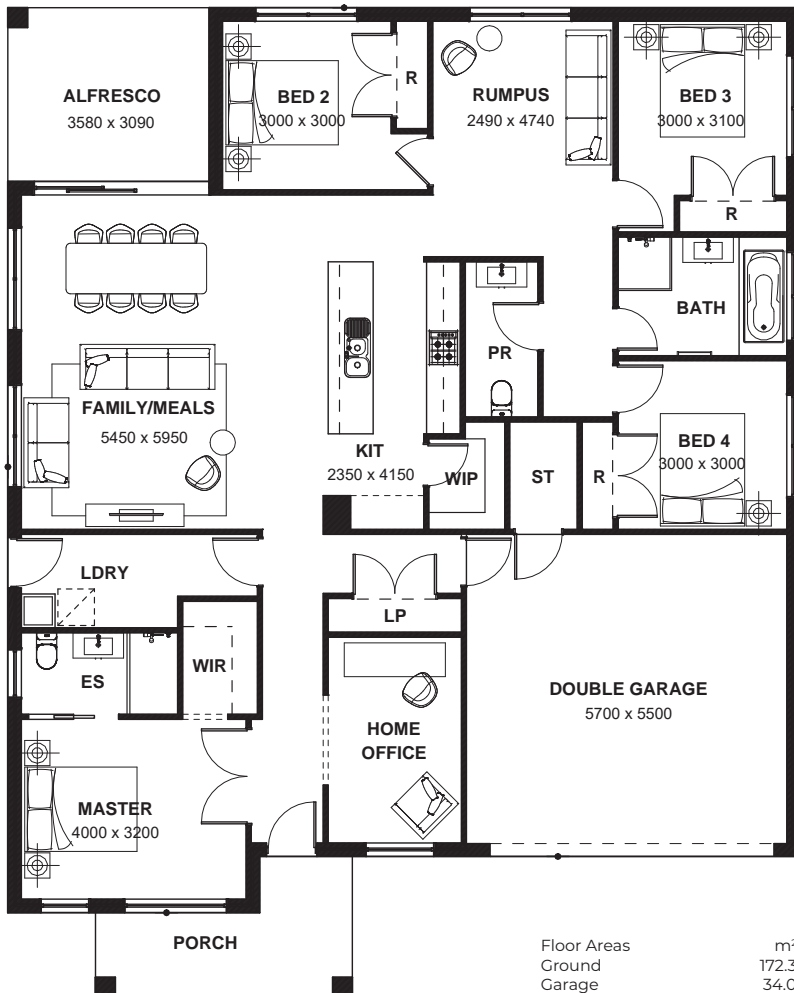
4 Beds 2 Baths 2 Living Areas 2 Car Spaces

House size: 225.9m<sup>2</sup> Lot size: 452m<sup>2</sup>

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

TURN KEY PACKAGE INCLUSIONS:

- Stylish 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 \$825 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





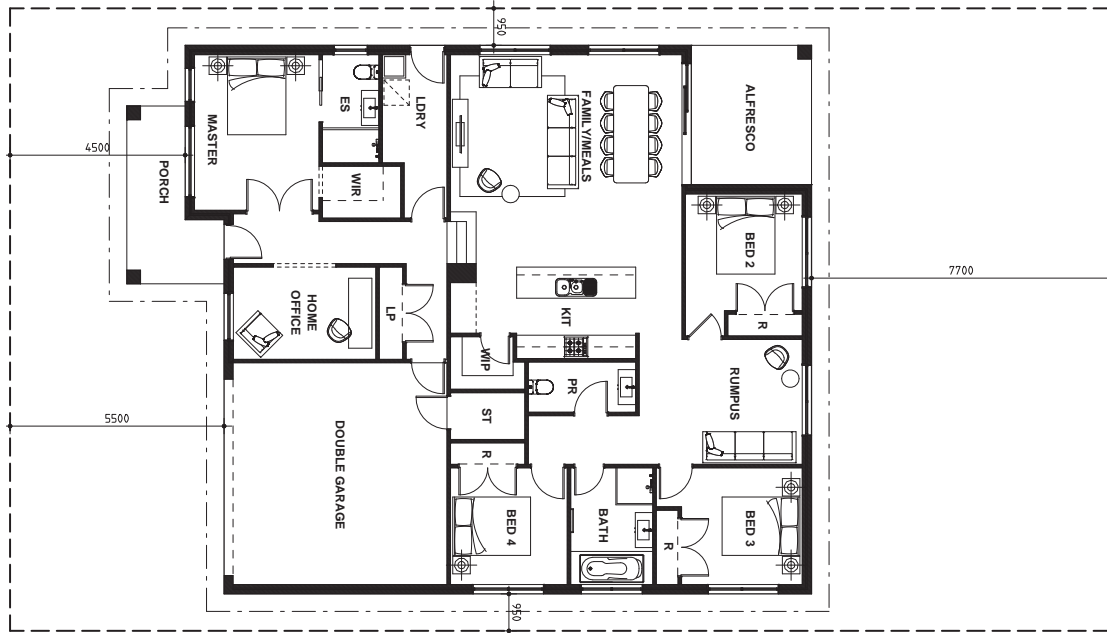
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***If you're looking for an investment option with less stress – you can lease this property to DHA!***

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](http://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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