

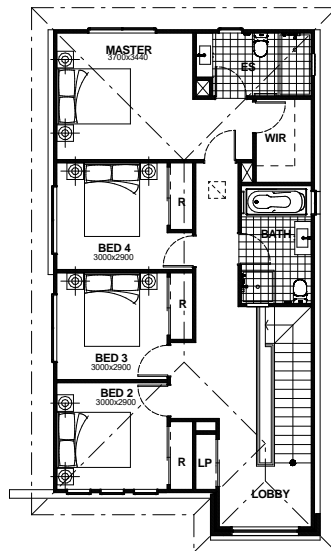
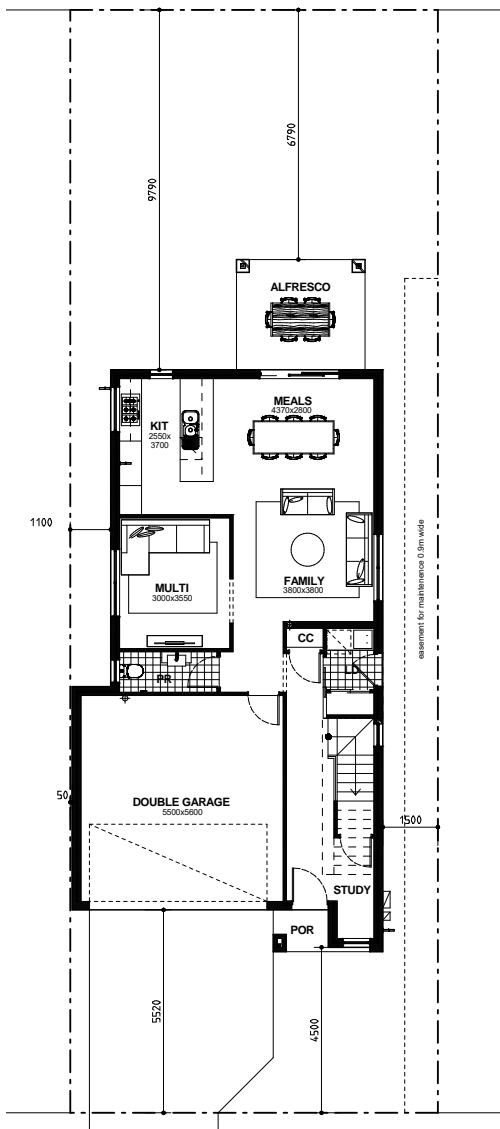


Brolen Homes

HOUSE & LAND PACKAGE



Illustrative Purposes Only



**FIRST FLOOR PLAN**

scale 1:100 @ A3



**FLOOR AREAS**

ground = 82.9sqm  
garage = 33.5sqm  
porch = 1.8sqm  
first = 95.3sqm  
alfresco = 10.5sqm  
total floor area = 225sqm

**FIXED PRICE \$1,369,360**

**AKUNA VISTA**

Lot 4242 Dorland Street, Nirimba Fields



Lot size: 300m<sup>2</sup> House size: 225m<sup>2</sup>

**FULL TURN KEY PACKAGE INCLUSIONS:**

- REGISTERED LAND
- 20mm stone benchtops to kitchen
- 600mm Westinghouse stove and oven
- Ducted Actron air conditioning
- 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
- Peace of mind with rent paid in advance even when the property is vacant
- Reliable\* rental income \$790 per week
- Long-term leases up to 12 years
- Split Contract
- Land \$780,000
- House \$589,360



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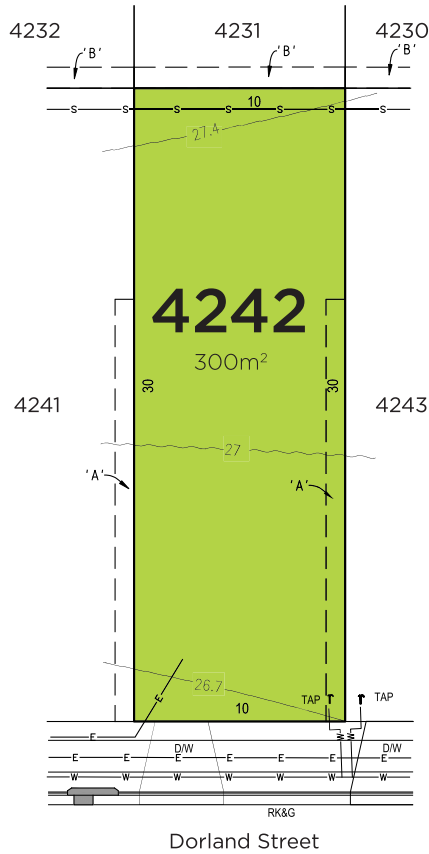
# Brolen Homes

# HOUSE & LAND PACKAGE

AKUNA VISTA  
Lot 4242 Dorland Street



**FIXED PRICE \$1,369,360**



### Legend

- RK&G Roll Kerb & Gutter
- Stormwater Kerb Inlet Pit
- T TAP Water Tap
- S- Sewer Main
- W- Water Main
- E- Electrical
- 27 - Design Contours (m)
- D/W Indicative Driveway
- 'A' Easement for Access & Maintenance 0.9 Wide
- 'B' Easement to Drain Water 1 Wide

Indicative service locations only. Above ground service features to be added after design and approval. Dimensions, areas and easements subject to survey and approvals. This plan is subject to change without notice.

## AN INVESTMENT WITH A SECURE, LONG-TERM TENANT – DEFENCE HOUSING AUSTRALIA

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 owns the land, and the investor will sign a contract with DHA for the land purchase, and a separate contract with the builder for the dwelling construction. DHA is not the vendor of the property dwelling construction and therefore makes no representation in relation to 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.

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### FOR FURTHER DETAILS CONTACT

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