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SOUTH JERRABOMBERRA



## ALYSIUM 24

URBAN FACADE  
LOT 694 | 2 APPLEBERRY ROAD

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DEFENCE HOUSING AUSTRALIA

# ALYSIUM 24

**For Sale \$1,025,000 Rental Return \$810/week**

🏠 4 🚗 2 🚗 2 | URBAN FACADE  
 LOT 694 | 2 APPLEBERRY ROAD

Everything you value in a beautiful family home.

The Alysium stands out not just for its exceptional value as a well-designed two-storey contemporary home, but also for its ability to provide everything your family needs for a fulfilling lifestyle. This home is a true entertainer's delight, boasting a bright, open living area with a spacious family dining section and a well-appointed kitchen enhanced by a convenient walk-in pantry.

Designed for year-round comfort, the Alysium includes a large Alfresco area perfect for enjoying summer meals outdoors. Additionally, a separate front lounge downstairs offers a versatile space for relaxation or entertainment.

Upstairs, four generous bedrooms ensure ample space for everyone, highlighted by an impressive master suite complete with an ensuite.

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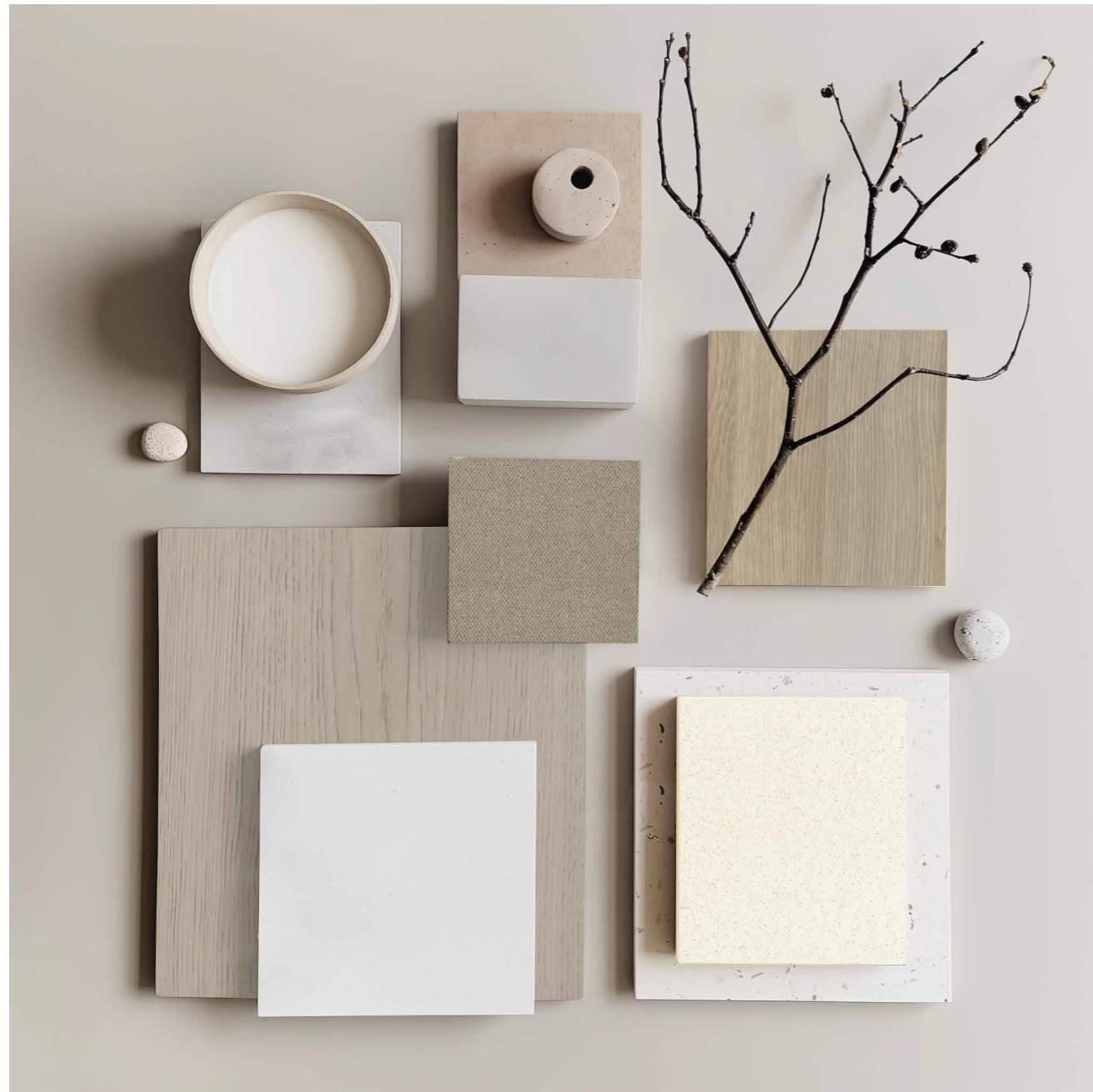
GROUND FLOOR

FIRST FLOOR



Ground Floor	84.89 m <sup>2</sup>	Porch	1.33 m <sup>2</sup>
First Floor	85.17 m <sup>2</sup>	<b>Total</b>	<b>215.78 m<sup>2</sup></b>
Garage	33.58 m <sup>2</sup>	<b>Lot Size</b>	<b>418.00 m<sup>2</sup></b>
Alfresco	10.82 m <sup>2</sup>		

# INTERNAL COLOUR SCHEME

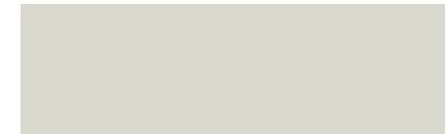


Our light colour scheme brings together light coloured finishes mixing texture with materiality to create a refined and relaxing colour palette, accentuated by a touch of earthy warmth brought through in the organic finishes.

Curated to offer a sense of calm acting as a contemporary base to lift from, our light colour scheme is clean, fresh and inviting.

# EXTERNAL COLOUR SCHEME

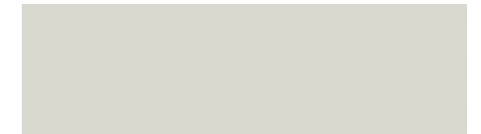
## EXTERNAL FINISHES



**FASCIA & WINDOW FRAME**  
Surfmist®



**BRICKS**  
PGH Foundations, Stone



**TIMBAGRAIN GARAGE DOOR**  
B&D Panel Lift - Nullarbor Woodgrain  
Surfmist®

## EXTERNAL COLOURS



**CLADDING**  
James Hardie – Primeline Newport  
Dulux Feather Soft



**PAINTED TIMBER CORNER TRIMS**  
Dulux Feather Soft

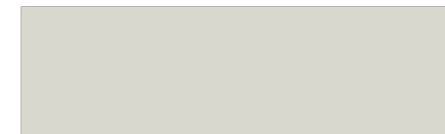


**EAVES/ALFRESCO/SOFFIT**  
Dulux Vivid White

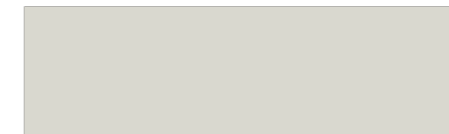


**FRONT DOOR**  
Intergrain Driftwood

## ROOFING



**COLORBOND® ROOF**  
Surfmist®



**GUTTER**  
Surfmist®

## EXTERNAL TILE



**ALFRESCO & PORCH TILE**  
Belga Grey Textured

# DEFENCE HOUSING AUSTRALIA

## 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

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.

For more visit [www.dha.gov.au/investing/#investingbenefits](http://www.dha.gov.au/investing/#investingbenefits)

#### CONTACT

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# INCLUSION LIST

## LIVING

<b>Ceiling Heights</b>	2600mm (H) - Ground Floor 2450mm (H) - First Floor
<b>Front Door</b>	2340mm (H) x 820mm (W) in paint finish with translucent glass
<b>Laundry Door</b>	2340mm (H) x 820mm (W) hinged door or aluminum sliding doors with translucent glass
<b>Internal Doors</b>	Flush panel internal doors in pre-primed paint finish - 2340mm (H) to Ground floor & 2040mm (H) First Floor  Flush internal 2040mm (H) doors in pre-primed paint finish to bedroom robes and linen
<b>Entrance Door Handles</b>	Satin chrome lever set entrance set & deadlock or handle to suit aluminium door
<b>Linen Handles</b>	Satin chrome pull handle
<b>Door Stop</b>	Plastic wall/door cushion stops
<b>Insulation - Walls</b>	R2.2 thermals batts to internal walls between Garage & House  R2.5 thermals batts to external walls including internal walls between Garage & House (excludes external walls of Garage & Deck)
<b>Insulation - Ceilings</b>	CSR Bradford R6.0 thermal batts to ceilings with roof over (excluding ceilings over Garage, Porch and Alfresco)

## KITCHEN

<b>Benchtop</b>	20mm stone
<b>Cabinetry</b>	Melamine cupboards (Woodmatt)
<b>Bulkhead</b>	Plasterboard painted bulkhead above cupboards
<b>Splashback</b>	Tiled splashback
<b>Shadowline</b>	Included
<b>Softclose</b>	Included throughout
<b>Handles</b>	Finger pull throughout
<b>Sink</b>	Undermount sink
<b>Taps</b>	Chrome sink mixer
<b>Appliances</b>	900mm oven, cooktop and rangehood  Microwave oven with trim kit  600mm freestanding dishwasher

## BATHROOM

<b>Benchtop</b>	20mm stone
<b>Vanity Type</b>	Floating vanity unit
<b>Cabinetry</b>	Melamine (Woodmatt)
<b>Softclose</b>	Included throughout
<b>Mirror</b>	Floating mirror
<b>Bath</b>	1675mm (W) with wall mixer
<b>Shower Screen</b>	Semi frameless shower screen - chrome
<b>Toilet</b>	Soft close

## LAUNDRY

<b>Tub</b>	Stainless steel tub with metal cupboard
<b>Taps</b>	Sink mixer

## SKIRTING

<b>Skirting/Architraves</b>	Bevelled 67mm x 18mm - throughout - excluding Wet Areas
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## CORNICE

<b>Cornice</b>	90mm cove - throughout including separate WC, Powder Room and Laundry - excluding all other Wet Areas
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## STAIRCASE

<b>Staircase</b>	Gyprock dwarf wall with painted handrail or painted pine balusters, design applicable
<b>Treads and Riser</b>	MDF treads and risers with carpet

## PAINT

<b>Wall Paint</b>	Dulux
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## FLOOR COVERS

<b>Flooring</b>	Hybrid flooring to Entry, Hallway, Kitchen, Dining, Family and Lounge -refer to plan for location  Carpet to stairs and First Floor / Bedrooms
<b>Bathroom Tiles</b>	2000mm (H) to Shower, 500mm (H) over Bath & skirting tile to perimeter wall

## SHELVING

<b>Built in Robes &amp; Walk in Robes</b>	One x single shelf with hanging rail below - white melamine
<b>Linens</b>	Four x shelves white melamine
<b>Pantry/WIPs</b>	Four x shelves white melamine

## AIR CONDITIONING

<b>Air Conditioning</b>	Ducted air conditioning with 3 zones
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## BLINDS

<b>Blinds</b>	Roller blinds throughout (excluding Wet Areas and Laundry)
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## ELECTRICAL

<b>Mains</b>	Single phase underground mains provision with single phase switchboard and recessed meterbox
<b>NBN</b>	NBN Provision includes: <ul style="list-style-type: none"> <li>Conduit and draw wire from front boundary to meterbox</li> <li>Conduit and draw wire from meterbox to internal wall of Garage</li> <li>One single power point to internal wall of Garage</li> <li>One additional telephone point to internal wall of Garage</li> <li>One CAT6 data point to internal wall of Garage</li> </ul> <p><b>Note</b> If constraints occur due to beam locations, NBN provision location will be determined by electrical contractor.</p> <p>Earth leakage circuit breaker for lights and power</p>
<b>Downlights</b>	Included - refer to electrical plan
<b>2 Way Switch</b>	2 way switch to stairs only
<b>Power Points</b>	Double general power outlets to all rooms including garage  Power provision (Single GPO) for fridge
<b>Lights</b>	Fan/light/heat combo supplied to Main Bathroom and Ensuite
<b>Ducting</b>	Exhaust fan in the Bathroom and Ensuite vented into roof space with two external eave vents  Isolated powder room exhaust fan

## ELECTRICAL (CONT.)

<b>Television</b>	2 television points
<b>Data</b>	1 data point
<b>External Light</b>	External light point to eaves at external doors
<b>External Light</b>	External junction box beside external doors without eaves (for fitting by owner)
<b>Smoke Detector</b>	Direct wired smoke detectors with battery back up as required
<b>Iconic Plates</b>	Iconic light & power points throughout

## OUTDOORS

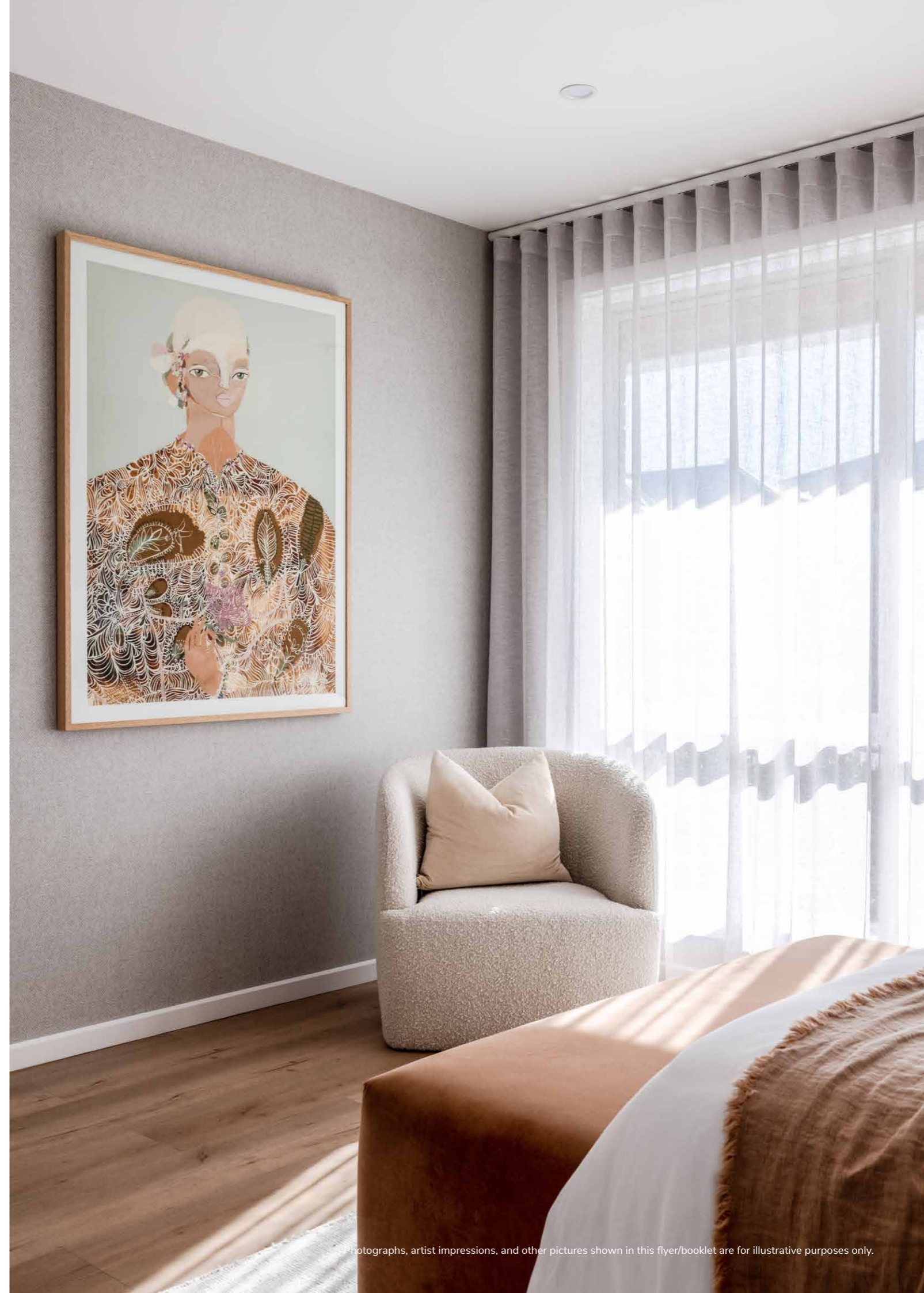
<b>Bricks</b>	Refer to colour scheme
<b>Windows</b>	Aluminium windows and sliding doors, including security-keyed windows and door locks with obscure glass to Bathrooms
<b>Flyscreens</b>	Nylon flyscreens to all opening windows & doors (excluding hinged entry door & Laundry door)
<b>Roofing</b>	Colorbond® Roof with anticon blanket
<b>Fascia &amp; Gutter</b>	Colorbond® fascia & gutter
<b>Garage</b>	Panel lift sectional garage door - Colorbond® colours with 2 remote control openers
<b>Garage Door Security</b>	Auto-lock garage deadbolt system
<b>Porch &amp; Alfresco</b>	Selected external tiles, refer to colour scheme
<b>Solar</b>	5.5kw solar system with inverter (refer to plans for panel location)
<b>Driveway</b>	Coloured concrete driveway
<b>Landscaping Package</b>	1800mm (H) fencing (estate dependant) turf to front & rear, pebbles to sides of home, wall hung clothesline, letterbox, planting to front verge only
<b>Render Applied Finish</b>	Refer to colour scheme

# INCLUSION LIST

## ESSENTIALS

Hot Water System	Included - 26L natural gas unit
Concrete Slab	BASIX requirements Including: <ul style="list-style-type: none"> <li>• BERS / NatHers Report</li> <li>• BASIX Assessment &amp; Report</li> <li>• Concrete watertank pad</li> <li>• Slimline Colorbond® rainwater tank to comply with BASIX requirements, 3,000 litre 700mm (W) x 2800mm (L) x 18000mm (H) Colorbond® coloured steel above ground water tank, connected all toilets, cold washing machine tap and one garden tap</li> </ul>
Site Needs	Includes council and water service fees
Termite Treatment	Included
Frame	Engineered steel frame and trusses

**DISCLAIMER** Rawson Homes Pty Ltd considers safety in every aspect of your home, from design through to handover. During the construction phase, all components, including those that are at a height of 3.0 metres or more, can be completed safely due to Rawson Homes strict policies, work methods and safety controls. However, once the finished house is handed over to the client, Rawson Homes can no longer ensure the safety of any person that needs to maintain any components (for example, but not limited to, light fittings, fixtures, antennas or gutter cleaning). The client must be aware that the maintenance of any components that are at a height of 3.0 metres or more, will require the implementation of adequate safety control measures and the service of a qualified person that is trained in safe work at heights. 90 day maintenance period (from handover). 2 year non-structural warranty, 6 years structural warranty.





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