

READY BUILT BY



BUNGENDORE



YANDERRA 34

LOT 84, 22 WARDELL STREET, BUNGENDORE

DEFENCE HOUSING AUSTRALIA



LOT 84, 22 WARDELL STREET, BUNGENDORE NSW 2621

**For Sale \$1,379,000 Rental Return \$900/week**

4 bedrooms, 2 bathrooms, 2 cars, 338.53 m<sup>2</sup> house, 1,211 m<sup>2</sup> lot

**ACREAGE LIVING WITH HEART, SPACE AND SOUL**

The Yanderra 34 is a generous, thoughtfully designed home that celebrates the Bungendore way of life—space, connection and relaxed comfort. With a wide wraparound porch at the front and a flowing layout, it's made for growing families or those seeking room to breathe. A central open-plan living, dining and family zone connects to a large alfresco, while a private master bedroom and zoned kids' wing offer quiet retreat. With a mudroom, walk-in pantry and timeless country appeal, it's a home built for real living.

**INCLUSIONS**

- 900mm SMEG kitchen appliances
- Ducted Air Conditioning
- Solar system
- Driveway, letterbox & clothesline
- Landscaping

**RURAL LUXURY LIVING & LIFESTYLE**

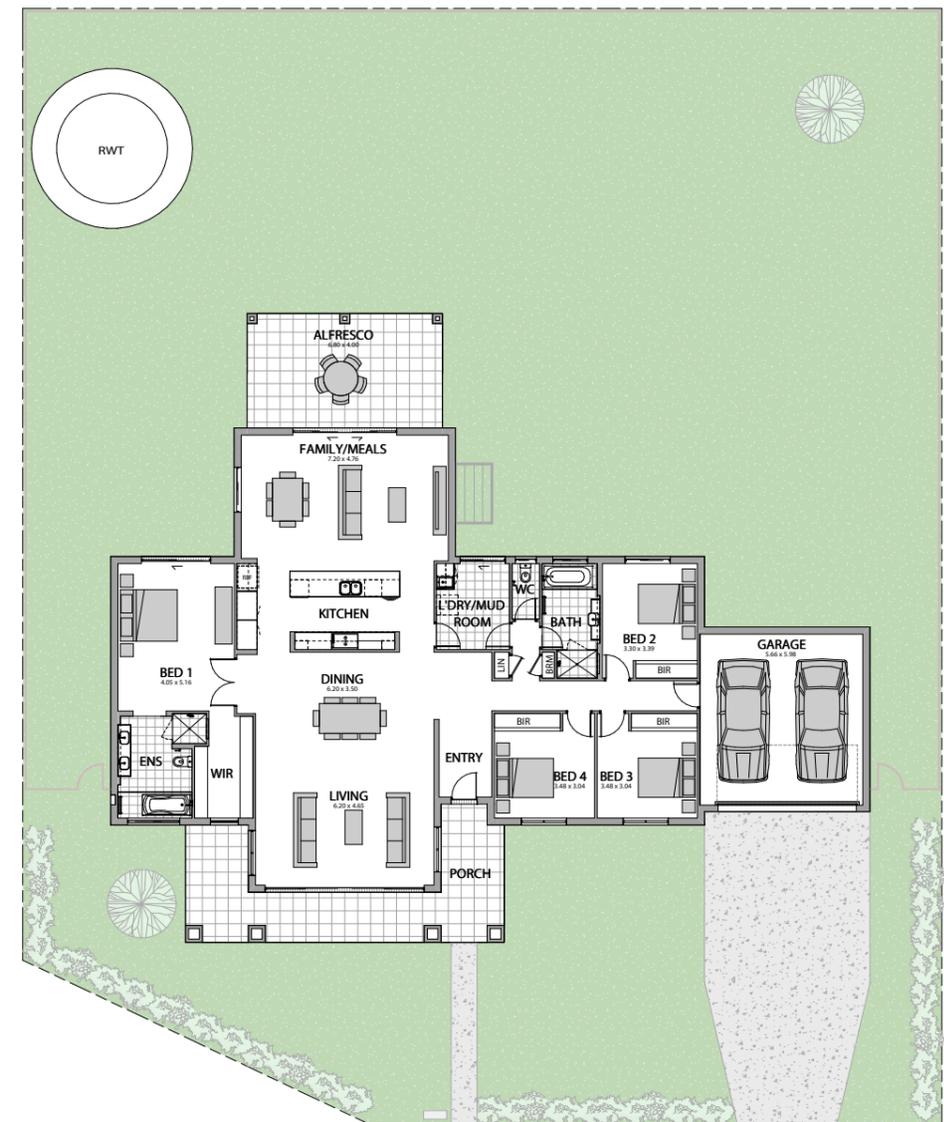
Elm Grove Estate offers a peaceful, village lifestyle with all the convenience of town living — just 30 minutes from Canberra. Set in the heart of Bungendore, this boutique estate combines wide-open space, mountain views and a strong sense of community.

**EXPECTED COMPLETION DATE SEPTEMBER 2025\***

- Turnkey home with landscaping & driveway
- Secure with a 5% deposit
- Fixed prices / Single contract
- DHA lease back approved



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GROUND FLOOR

This site plan is for illustrative purposes only - not to scale.

Ground Floor	242.33 m <sup>2</sup>	Porch	30.86 m <sup>2</sup>
Garage	38.14 m <sup>2</sup>	<b>Total</b>	<b>338.53 m<sup>2</sup></b>
Alfresco	27.20 m <sup>2</sup>	<b>Lot Size</b>	<b>1,211 m<sup>2</sup></b>

Photographs, artist impressions and other pictures in this flyer are for illustrative purposes only and may show fixtures, fittings or finishes which are not supplied by Rawson Homes, or which are only available in some Rawson Homes designs or when selected as inclusions above the standard inclusions for a particular design. This may include landscaping and outdoor items, floor coverings, doors, furniture, kitchen, bathroom, light fittings, electrical fittings and decorative items, which are shown as examples only. Please refer to your Tender for specific details of the inclusions and exclusions. Please speak to a Rawson Homes Consultant to discuss detailed home pricing for different designs and inclusions.

**LOT LOCATION**

# Lot 84- 22 Wardell Street, Bungendore NSW 2621 Grey Light External | Light Internal



## EXTERNAL FINISHES & ROOFING



**ROOFING, FASCIA & GUTTER**  
Shale Grey®



**BRICKS**  
PGH Lightning



**WINDOW FRAMES & GARAGE DOOR**  
Surfmist®

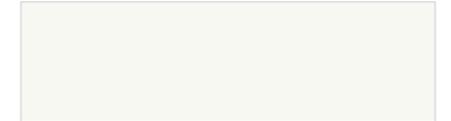
## EXTERNAL COLOURS, EXTERNAL FLOORING



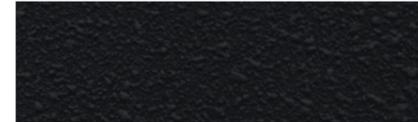
**CLADDING**  
Dulux Milton Moon



**STAINED FRONT DOOR**  
Intergrain Driftwood



**EAVES**  
Dulux Vivid White



**DRIVEWAY**  
5% Charcoal

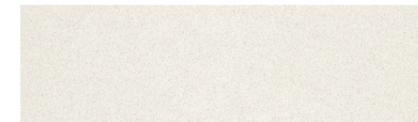


**ALFRESCO AND PORCH TILE**  
Belga Charcoal

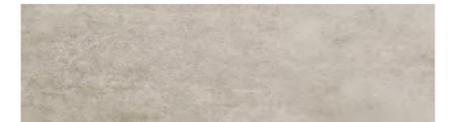
## INTERNAL COLOURS



**KITCHEN & LAUNDRY  
TILED SPLASHBACK**  
Voyage Pumice Gloss



**CAESARSTONE® BENCHTOP**  
Caesarstone Osprey



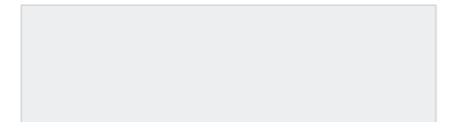
**WET AREA FLOOR TILES**  
Belga Taupe



**WALL COLOUR**  
Dulux Whisper White



**HYBRID FLOORING**  
Evo Sandy Oak



**SKIRTING & ARCHITRAVES**  
Dulux White on White



**CUPBOARD COLOUR**  
Polytec Blossom White Woodmatt



**CARPET**  
Summit Point Feathertop



**ROLLER BLINDS**  
100% Block Out - Yang Martini



**WET AREA WALL TILES**  
Sphere White Satin

# 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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## BUNGENDORE INCLUSION LIST

### LIVING

<b>Ceiling Heights</b>	2600mm (H) - Ground Floor
<b>External Doors</b>	2340mm (H) x 820mm (W) - Corinthian Blonde Oak (AWO5G) Painted or Stained Front Entry Door with Translucent
<b>Laundry Door</b>	2040mm (H) x 820mm (W) - Corinthian Blonde Oak AWO21 Painted or Stained Laundry External Door with Translucent Film
<b>Internal Doors</b>	2340mm (H) Flush Panel Doors
<b>Entrance Door Handles</b>	Gainsborough Horizon 750mm Back to Back Entrance Set - Stainless Steel
<b>Passage Handles</b>	Gainsborough Lianna Leverset - Satin Chrome
<b>Privacy Handles</b>	Gainsborough Lianna Leverset - Satin Chrome
<b>Wardrobe &amp; Linen Handles</b>	300mm Sterling Round & Square
<b>Garage Door Lock</b>	Gainsborough Double Cylinder Deadbolt - Satin Chrome
<b>Cavity Slider Doors - Passage</b>	Circular Cavity Slider Passage - Satin Chrome
<b>Cavity Slider Doors - Privacy</b>	Circular Cavity Slider Privacy - Satin Chrome
<b>Door Stop</b>	Plastic Wall/Door Cushions Stops
<b>Insulation Walls</b>	<ul style="list-style-type: none"> <li>CSR Wrap to all External walls throughout</li> <li>R2.5 Thermals Batts to external walls including Internal walls between Garage &amp; House (Excludes external walls of Garage)</li> </ul>
<b>Insulation - Ceilings</b>	<ul style="list-style-type: none"> <li>R1.3 60mm Anticon Blanket under Colorbond Roof Sheeting</li> <li>Provide R7.0 thermal batts to ceilings with roof over, R3.0 to roof perimeter where R7.0 does not fit (excluding ceilings over garage)</li> </ul>

### KITCHEN

<b>Benchtop</b>	20mm Stone Benchtop (Standard Range)
<b>Island Bench Depth</b>	900mm (D) with 300mm (D) overhang
<b>Cabinetry</b>	Melamine & Evlotions (Matt, Sheen, Woodmatt, Ravine, Legato)
<b>Bulkhead</b>	Plasterboard Painted Bulkhead above Cupboards
<b>Splashback</b>	705mm (H) Splashback Tiles
<b>Shadowline</b>	Included
<b>Softclose</b>	Included throughout
<b>Handles</b>	Finger Pull Throughout with Touch-Catch to Fridge Space

<b>Sink</b>	Clark Monaco Double Undermount Sink
<b>Taps</b>	Chrome sink mixer
<b>Appliances</b>	90cm Smeg Gas Cooktop 90cm Smeg Integrated Range Hood Smeg Built In Microwave with Trim Kit Dishwasher - Provisional Space ONLY 90cm Smeg Oven

### BATHROOM

<b>Benchtop</b>	20mm stone
<b>Vanity Type</b>	Floating vanity unit
<b>Cabinetry</b>	Melamine (Woodmatt, Ravine, Legato)
<b>Softclose</b>	Included throughout
<b>Mirror</b>	Floating Mirror with Backing Board
<b>Bath</b>	Clark Round Bath 1675mm with Overflow
<b>Shower Screen</b>	Semi frameless shower screen - chrome
<b>Toilet</b>	Caroma Luna Wall Faced Toilet Suite (Non-Cleanflush)
<b>Double Towel Rail</b>	Caroma Luna Double Towel Rail 630mm - Chrome
<b>Hand Towel Rail (Only PR)</b>	Caroma Luna Hand Towel Rail - Chrome

### LAUNDRY

<b>Tub</b>	Caroma Compass 35L Flushline Tub 1TH
<b>Taps</b>	Caroma Liano II Sink Mixer - Chrome
<b>Cabinetry</b>	Laundry cabinetry fitout, including underbench and overhead cabinets, 20mm Stone benchtop, drop in stub and tiled splashback. *Exact configuration subject to design

### SKIRTING

<b>Skirting/Architraves</b>	90mm Cove 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 3 Coat Endure Wash & Wear
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### FLOOR COVERS

<b>Flooring</b>	Hybrid flooring, Carpet Standard underlay
<b>Bathroom Tiles</b>	Full Height Tiling - Excluding Powder Rooms & Separate WC

### SHELVING

<b>Built-in Robes</b>	One x single shelf with hanging rail below, 1700mm (H) - White Melamine
<b>Walk-in Robes</b>	One x single shelf with hanging rail below, 2000mm (H) - 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>	Daikin 14kw or 20kw Standard Inverter Ducted Airconditioning
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### BLINDS

<b>Blinds</b>	100% Blackout Roller Blinds Throughout - Excluding Wet Areas
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### ELECTRICAL

<b>Mains</b>	Single phase underground mains provision with single phase switchboard and recessed meterbox
<b>NBN</b>	<p>NBN Provision includes:</p> <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><small>Note</small> 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>	Downlights Throughout
<b>Batten Lights</b>	Single Fluorescent Tube to Garage
<b>2 Way Switch</b>	Clipsal iconic Switches Throughout
<b>Power Points</b>	Clipsal Iconic Double Power Points (Double GPO) to all rooms including Garage  Power Provision (Single GPO) for Fridge, Dishwasher, Microwave, Oven & Rangehood  1 x External Weather Proof Single Power Point (Single GPO) for HWU, Rainwater Tank

**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.

<b>Ducting</b>	Heat/Fan/Light unit to all Bathrooms with a Shower Powder Room & Separate WC Exhaust Fan
<b>Telephone</b>	2 x Phone Points
<b>Data</b>	2 x Data Points
<b>Smoke Detector</b>	Direct wired smoke detectors with battery back up as required
<b>Security System</b>	Security System/Alarm
<b>Doorbell</b>	Hard-wired Doorbell

### OUTDOORS

<b>Bricks</b>	PGH Dark and Stormy, Elements or Foundations Range with Off White Mortar
<b>Windows</b>	Aluminium Windows & Sliding Doors in manufacturer's standard colour range, Obscure Glazing to Bathrooms, Ensuite & Powder Room
<b>Flyscreens</b>	Nylon mesh flyscreens
<b>Roofing</b>	Colorbond® Roof with anticon blanket
<b>Fascia &amp; Gutter</b>	Colorbond® fascia & gutter
<b>Garage</b>	Gliderol Panel Glide Garage door – Colorbond Colours Only in Woodgrain Finish
<b>Clothesline</b>	Clothesline
<b>Letterbox</b>	Letterbox
<b>Porch &amp; Alfresco</b>	450mm x 450mm Tiled Porch & Alfresco
<b>Solar</b>	5.72kw Solar Panel System with Inverter

### ESSENTIALS

<b>Lock Box</b>	Master Wall Mount Lock Box
<b>Hot Water System</b>	Rinnai B26 26L continuous flow, 6 star gas wall mounted (recessed into wall) hot water system.
<b>Concrete Slab</b>	<p>BASIX requirements Including:</p> <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>
<b>Weather Seals</b>	Weather seals to be provided to all external pedestrian doors
<b>Site Needs</b>	Includes council and water service fees
<b>Termite Treatment</b>	Included
<b>Frame</b>	Engineered hybrid frames - steel frames and timber trusses





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