

READY BUILT BY



BUNGENDORE



EDEN 29

LOT 122, 36 TALBOT STREET, BUNGENDORE

DEFENCE HOUSING AUSTRALIA



LOT 122, 36 TALBOT STREET, BUNGENDORE NSW 2621

For Sale \$1,179,000 Rental Return \$805/week

 4  2  2  269.06 m²  851 m²

LAID-BACK LUXURY MADE FOR COUNTRY LIVING

The Edén 29 is a warm and welcoming home designed to suit the Bungendore lifestyle—where space, comfort and connection matter. Centred around a generous open-plan living, dining and kitchen zone, it’s a home that brings everyone together while offering quiet spaces to retreat. The private master bedroom sits at the front with a walk-in robe and ensuite, while a separate kids’ wing with retreat and bathroom adds flexibility. With a walk-in pantry, rumpus and alfresco, it’s built for real life—beautifully lived.

INCLUSIONS

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

RURAL LUXURY LIVING & LIFESTYLE

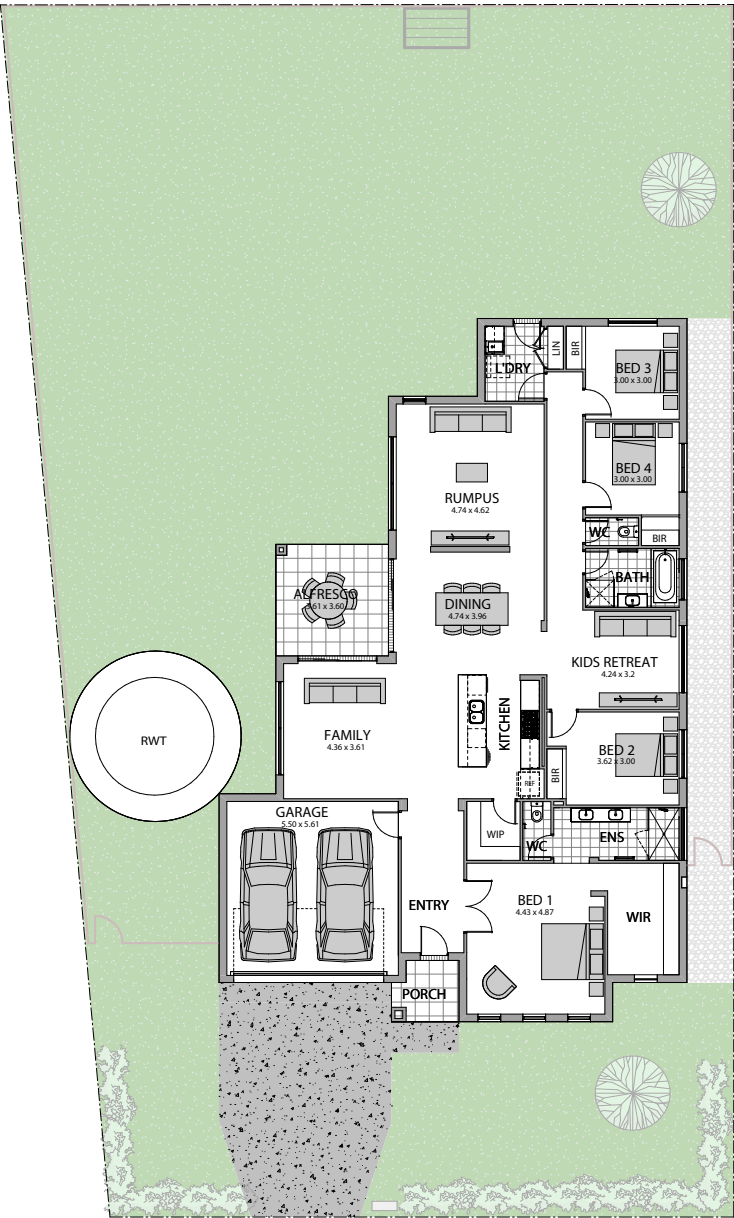
Elm Grove Estate offers a peaceful, village lifestyle with all the convenience of town living — just 30 minutes from Canberra. Set in the heart of Bungendore, this boutique estate combines wide-open space, mountain views and a strong sense of community.

EXPECTED COMPLETION DATE AUGUST 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.



LOT LOCATION

Ground Floor	217.91 m ²	Porch	3.94 m ²
Garage	34.21 m ²	Total	269.06 m²
Alfresco	12.99 m ²	Lot Size	851 m²

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 122 - 36 Talbot Street,
Bungendore NSW 2621

Brown Dark External | Dark Internal



EXTERNAL FINISHES & ROOFING



ROOFING, FASCIA & GUTTER
Monument®



BRICKS
PGH Thunder



WINDOW FRAMES & GARAGE
DOOR
Monument®

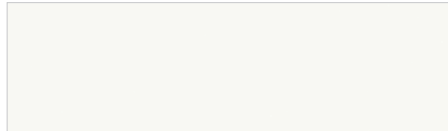
EXTERNAL COLOURS, EXTERNAL FLOORING



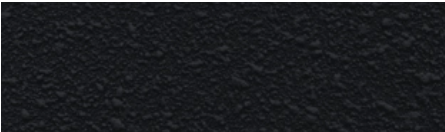
PAINTED TIMBER FASCIA &
POSTS
Dulux Beige Chiffon



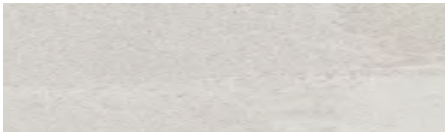
STAINED FRONT DOOR
Intergrain Ebony



EAVES
Dulux Vivid White

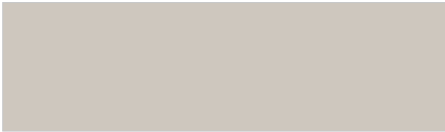


DRIVEWAY
5% Charcoal

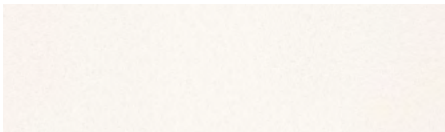


ALFRESCO AND PORCH TILE
Belga Charcoal

INTERNAL COLOURS



KITCHEN & LAUNDRY
TILED SPLASHBACK
Voyage White Satin



CAESARSTONE® BENCHTOP
Caesarstone Snow



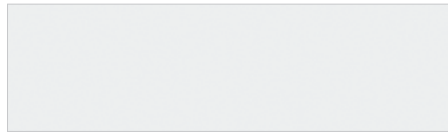
WET AREA FLOOR TILES
Belga Grey



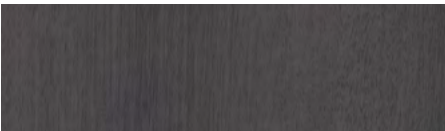
WALL COLOUR
Dulux Whisper White



HYBRID FLOORING
Evo Natural Oak



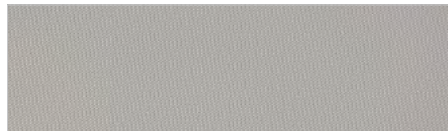
SKIRTING & ARCHITRAVES
Dulux White on White



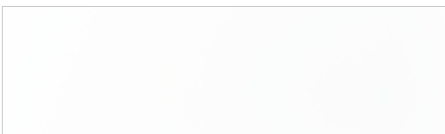
CUPBOARD COLOUR
Polytec Empire Oak Woodmatt



CARPET
Summit Point Riverina



ROLLER BLINDS
100% Block Out - Yang Illusion



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

CONTACT

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BUNGENDORE INCLUSION LIST

LIVING	
Ceiling Heights	2600mm (H) - Ground Floor
External Doors	2340mm (H) x 820mm (W) - Corinthian Blonde Oak (AWO5G) Painted or Stained Front Entry Door with Translucent
Laundry Door	2040mm (H) x 820mm (W) - Corinthian Blonde Oak AWO21 Painted or Stained Laundry External Door with Translucent Film
Internal Doors	2340mm (H) Flush Panel Doors
Entrance Door Handles	Gainsborough Horizon 750mm Back to Back Entrance Set - Stainless Steel
Passage Handles	Gainsborough Lianna Leverset - Satin Chrome
Privacy Handles	Gainsborough Lianna Leverset - Satin Chrome
Wardrobe & Linen Handles	300mm Sterling Round & Square
Garage Door Lock	Gainsborough Double Cylinder Deadbolt - Satin Chrome
Cavity Slider Doors - Passage	Circular Cavity Slider Passage - Satin Chrome
Cavity Slider Doors - Privacy	Circular Cavity Slider Privacy - Satin Chrome
Door Stop	Plastic Wall/Door Cushions Stops
Insulation Walls	<ul style="list-style-type: none">CSR Wrap to all Externals walls throughoutR2.5 Thermals Batts to external walls including Internal walls between Garage & House (Excludes external walls of Garage)
Insulation - Ceilings	<ul style="list-style-type: none">R1.3 60mm Anticon Blanket under Colorbond Roof SheetingProvide R7.0 thermal batts to ceilings with roof over, R3.0 to roof perimeter where R7.0 does not fit (excluding ceilings over garage)

KITCHEN

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

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

BATHROOM

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

LAUNDRY

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

SKIRTING

Skirting/Architraves	90mm Cove Throughout Excluding Wet Areas
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CORNICE

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

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

Wall Paint	Dulux 3 Coat Endure Wash & Wear
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FLOOR COVERS

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

SHELVING

Built-in Robes	One x single shelf with hanging rail below, 1700mm (H) - White Melamine
Walk-in Robes	One x single shelf with hanging rail below, 2000mm (H) - White Melamine
Linens	Four x shelves white melamine
Pantry/WIPs	Four x shelves white melamine

AIR CONDITIONING

Air Conditioning	Daikin 14kw or 20kw Standard Inverter Ducted Airconditioning
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BLINDS

Blinds	100% Blackout Roller Blinds Throughout - Excluding Wet Areas
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ELECTRICAL

Mains	Single phase underground mains provision with single phase switchboard and recessed meterbox
NBN	<div>NBN Provision includes:<ul style="list-style-type: none">Conduit and draw wire from front boundary to meterboxConduit and draw wire from meterbox to internal wall of GarageOne single power point to internal wall of GarageOne additional telephone point to internal wall of GarageOne CAT6 data point to internal wall of Garage</div> <div>Note If constraints occur due to beam locations, NBN provision location will be determined by electrical contractor.</div> <div>Earth leakage circuit breaker for lights and power</div>
Downlights	Downlights Throughout
Batten Lights	Single Fluorescent Tube to Garage
2 Way Switch	Clipsal iconic Switches Throughout
Power Points	<div>Clipsal Iconic Double Power Points (Double GPO) to all rooms including Garage</div> <div>Power Provision (Single GPO) for Fridge, Dishwasher, Microwave, Oven & Rangehood</div> <div>1 x External Weather Proof Single Power Point (Single GPO) for HWU, Rainwater Tank</div>

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.

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

OUTDOORS

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

ESSENTIALS

Lock Box	Master Wall Mount Lock Box
Hot Water System	Rinnai B26 26L continuous flow, 6 star gas wall mounted (recessed into wall) hot water system.
Concrete Slab	<div>BASIX requirements Including:<ul style="list-style-type: none">BERS / NatHers ReportBASIX Assessment & ReportConcrete watertank padSlimline 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</div>
Weather Seals	Weather seals to be provided to all external pedestrian doors
Site Needs	Includes council and water service fees
Termite Treatment	Included
Frame	Engineered hybrid frames - steel frames and timber trusses





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