

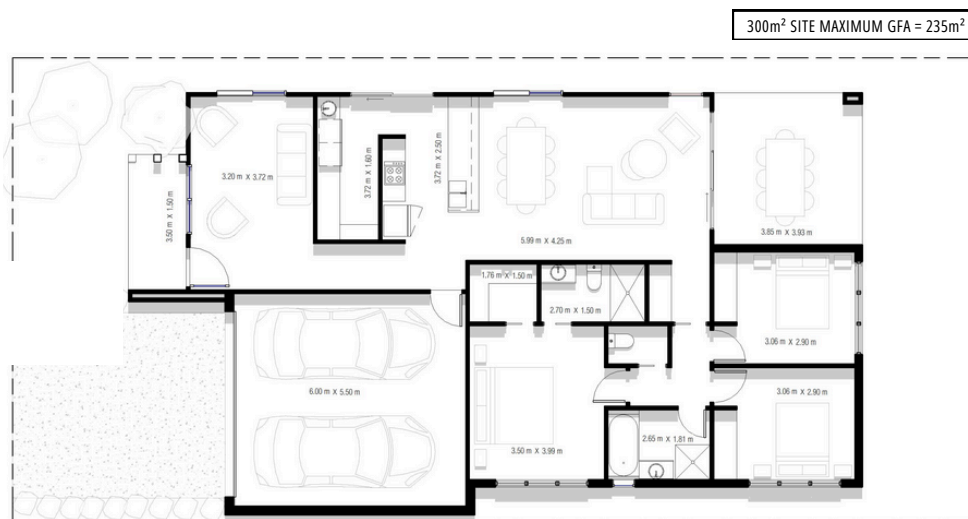


**14 CUNNINGDROO STREET,  
GOOGONG**

 3
  2
  2
  337 sqm
  186sqm

Priced from  
**\$885,000**

Garage	36.42 m <sup>2</sup>
Porch	7.65 m <sup>2</sup>
Alfresco	15.13 m <sup>2</sup>
Size Ground Floor	126.50 m <sup>2</sup>
<b>Total Area</b>	<b>186 m<sup>2</sup></b>



Disclaimer: The design dimensions on this marketing plan are purely for marketing purposes.  
 Price listed is indicative only and does not include stamp duty, legal fees or conveyancing costs.

## KITCHEN AND BUTLER'S PANTRY

**Benchtops:** 20mm silica-free stone benchtops.

**Drawers & Doors:** Soft-close feature included.

**Cabinetry:** Standard laminate options.

**Sink & Taps:** Stainless steel sink with mixer taps.

**Provisions:** For Dishwasher, fridge, and microwave; appliances not included.

**Power Points:** One GPO each in kitchen and pantry, as per plan.

**Appliances:** Includes rangehood and stove; two GPOs.

**Splashback:** Standard tiled design.

**Overheads:** Cupboards as per plan.

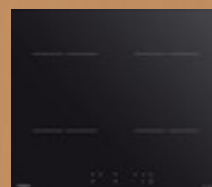
**Pantry:** Melamine shelves, standard door.

**Fridge Plumbing:** Ready for one fridge.

**Lighting:** Two downlights, pendant light provision.

## APPLIANCES

Haier 60cm Oven 7 Function  
Haier Cooktop 60cm, 4 Zones  
Haier 60cm Undermount Rangehood



# BATHROOMS



**Bath:** Standard white acrylic, if applicable.

**Tiling:** Ceramic



**Taps & Showers:** Mixer styles as per FF&E.

**Shower Screen:** Semi-frameless, 1950mm high.



**Vanity:** Wall-hung, with timber finish.

**Mirrors:** Frameless above vanities.

**Accessories:** Standard towel rails and toilet roll holders.



**Toilet:** Back-to-wall style.



**Vent & Lighting:** Exhaust fans in toilets, Tastic in baths

**Power Point:** One GPO at vanity, as per plan.



# LAUNDRY



**Benchtops:** Standard 20mm stone.

**Sink Mixer:** Gooseneck design, as per FF&E.

**Cabinetry:** Standard laminate options.

**Power Points:** Two GPOs for washer/dryer; one extra at benchtop. Appliances not included. **Splashback:** Standard tiled design.

**External Door:** Installed if indicated on plans.

# BEDROOMS

**Walk-in Robe:** Melamine rails and shelves in main bedroom.

**Built-in Robes:** Melamine rails and shelves in additional bedrooms.



**Flooring:** Standard carpet options.



**Lighting & Power:** LED lights, two power points, as per plan.

**TV Mount - Main Bed :** Provision for TV, power and antenna points; mount not included.

# INTERNAL



**Finishes & Materials:** "Urban" collection standard.

**Insulation:** R2.0 walls, R4.0 ceilings, per BASIX.

**Wall/Ceiling Lining:** Min. 10mm plasterboard on metal battens.

**Ceiling Heights:** Max 2550mm or as documented.

**Ceiling Style:** Square set throughout.

**Wet Area Walls:** Fibrous cement sheeting.

**Lighting & Power:** LED lights, power points, as per plan.

**Air Conditioning:** Ducted Reverse Cycle with 2 Zones.



# EXTERNAL

**Facade:** External cladding as per plan, if required.

**Brickwork:** Austral Wilderness/Everyday Range.

**Windows:** Aluminium, double-glazed, standard colour, flyscreens.



**Security Screens:** Doors/windows, as per DHA FF&E.

**Intercom:** Builder's range.

**Meter Box:** As per plan.

**Fascia & Gutters:** Colourbond, as per FF&E.

**Eaves:** Fibrous cement sheet, painted.

**Hot Water:** Rinnai 26L/min gas system or equivalent.



**Door Seals:** Weatherproof on external doors.

**Garden Taps:** Two external taps.

**Power Points:** Two external, for hot water and water tank.

**Water Tank & Pump:** As per plan, if required.

**Front Door:** Timber with glass panels.

**Driveway:** Concrete, steel mesh.

**Concrete Pads:** For A/C, water tank, clothesline.

**Sensor Lights:** Front and rear.







# GENERAL INCLUSIONS

**Insurance:** Home Warranty and Builder's Indemnity provided.

**Inspections:** Electrical, plumbing, drainage.

**Drawings:** Workshop and joinery, as needed.

**Energy Efficiency:** Assured by accredited assessor.

**Liability Insurance:** Maintained during construction.

**Structural Warranty:** 6-year post-completion.

**Engineering & Drainage:** Coordinated plans.

**Site Prep:** Cut, fill removal; rock excluded.

**Service Connections:** Coordinated

**Appliance Warranties:** Manufacturer/installer provided. **Electricity:**

Single-phase, external switchboard.

**Safety Measures:** Leakage protector, circuit breakers.

**Roofing:** Pitch as per drawings.

**Site Cleanup:** Waste removal, house cleaning.

**Construction Standards:** AS 2870 and AS 1684 compliant.

**Termite Protection:** As per NCC Regulations.

**Waterproofing:** Wet seal standards for wet areas.

**Certification:** 'Certificate of Occupancy' provided.

**Defect Period:** 90-day post-completion.

**Compliance:** National Construction Code, Building Code of Australia.

# CLARIFICATIONS

**Inclusions List:** Overrides working drawings.

**Maintenance List:** Due within 90 days to [info@appexbuilding.com.au](mailto:info@appexbuilding.com.au).

**Selections:** Within 28 days; no guarantees by Appex Building Group.

**Material Changes:** Reserved right by Appex Building Group.

**Quantities:** No refunds or rebates.

**Ducting:** Provided to atmosphere.

**Selections:** 28-day window; 20% builder's margin for changes.

**Tiles:** Not liable for cracks in in-slab heating.

**Skylights:** Subject to truss/roof structure.

**Rebates:** Transferred to Appex Building Group.

**Accounts:** Owner's responsibility.

**Tile Laying:** Extra cost for borders and patterns.

**Alterations:** Must be emailed to [info@appexbuilding.com.au](mailto:info@appexbuilding.com.au).

**Skirting/Architraves:** Extra cost if needed.

**Colour Selection:** From standard ranges.

**Hard Digging:** Cost plus 20% for exceptions.

**Variations/Additional Features:** Extra costs plus 20% builder's margin



# GARAGE

**Garage Door:** Colourbond panel lift, two remotes.

**Garage Walls:** Painted finish.

**Flooring:** Concrete floor.

**External Door:** As per plan.

**Power Points:** Double point plus one for roller door, as per plan.

**Lighting:** Two batten lights.



# EXCLUSIONS

**Rock Excavation:** Excluded.

**Contaminated Fill:** Removal and disposal not included.

**Unit Title Costs:** Not covered.

**Contingency Allowance:** Not provided.

**Wet Weather Delays:** Management not covered.

**Asbestos Removal:** Not included.

**Alfresco/BBQ Joinery:** Not part of the build.

**Solar Panels/Provisions:** Not included.

**EV provisions:** Not included.



APPEX BUILDING GROUP PTY LTD  
ACT LICENCE NO. : 2021858  
NSW LICENSE NO. : 385352C



**APPEX**  
BUILDING GROUP



# DISCLAIMER

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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