

READY BUILT BY



SOUTH JERRABOMBERRA



BELVIEW 25

COASTAL ENHANCED FACADE | LOT 710

DEFENCE HOUSING AUSTRALIA



COASTAL ENHANCED FACADE | LOT 710

Coastal inspired living

4 3 2

For Sale \$1,120,000 Rental Return \$850/week

This spacious home offers a perfect blend of comfort and functionality, featuring multiple living areas designed for easy family living. With four bedrooms, including a conveniently located downstairs bedroom ideal for guests, plus a dedicated study space, it caters to a variety of needs. The double garage provides ample storage space for vehicles and more.

The open-plan living and dining areas create a welcoming, flow-through design, seamlessly connecting to the separate theatre room—ideal for movie nights or quiet relaxation. Whether hosting family or friends, entertaining is effortless in this space.

The kitchen is a chef’s dream, with a generous walk-in pantry offering plenty of room for appliances and pantry items, ensuring your kitchen remains organised and clutter-free.

Step outside to the alfresco area, where indoor-outdoor living comes to life. Whether you’re enjoying a quiet morning coffee or hosting a weekend barbecue, this outdoor space is perfect for every occasion.

- Multiple living areas
- Downstairs bedroom for guests
- Alfresco for entertaining
- Study nook
- Complete with landscaping and driveway



GROUND FLOOR



FIRST FLOOR



Ground Floor	110.65 m ²	Porch	5.13 m ²
First Floor	91.06 m ²	Deck	3.27 m ²
Garage	35.35 m ²	Total	257.46 m²
Alfresco	12.00 m ²	Lot Size	410.00 m²

INTERNAL COLOUR SCHEME

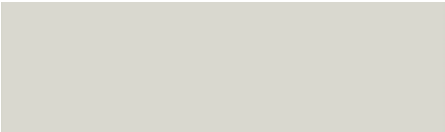


Our light colour scheme brings together light coloured finishes mixing texture with materiality to create a refined and relaxing colour palette, accentuated by a touch of earthy warmth brought through in the organic finishes.

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

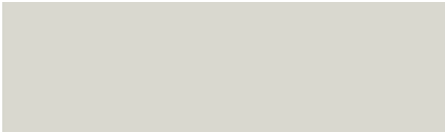
EXTERNAL FINISHES



FASCIA & WINDOW FRAME
Surfmist®

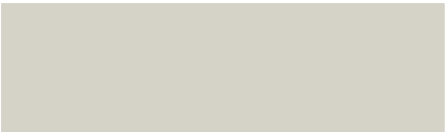


BRICKS
PGH Foundations, Stone



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

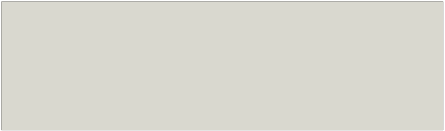


EAVES/ALFRESCO/SOFFIT
Dulux Vivid White

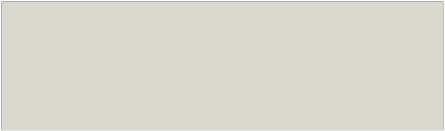


FRONT DOOR
Intergrain Driftwood

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

CONTACT

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SOUTH JERRABOMBERRA INCLUSION LIST

LIVING

Ceiling Heights	2600mm (H) - Ground Floor 2450mm (H) - First Floor
Front Door	2340mm (H) x 820mm (W) in paint finish with translucent glass
Laundry Door	2340mm (H) x 820mm (W) hinged door or aluminum sliding doors with translucent glass
Internal Doors	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
Entrance Door Handles	Satin chrome lever set entrance set & deadlock or handle to suit aluminium door
Linen Handles	Satin chrome pull handle
Door Stop	Plastic wall/door cushion stops
Insulation - Walls	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)
Insulation - Ceilings	CSR Bradford R6.0 thermal batts to ceilings with roof over (excluding ceilings over Garage, Porch and Alfresco)

KITCHEN

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

BATHROOM

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

LAUNDRY

Tub	Stainless steel tub with metal cupboard
Taps	Sink mixer

SKIRTING

Skirting/Architraves	Bevelled 67mm x 18mm - 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
Treads and Riser	MDF treads and risers with carpet

PAINT

Wall Paint	Dulux
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FLOOR COVERS

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

SHELVING

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

AIR CONDITIONING

Air Conditioning	Ducted air conditioning with 3 zones
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BLINDS

Blinds	Roller blinds throughout (excluding Wet Areas and Laundry)
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ELECTRICAL

Mains	Single phase underground mains provision with single phase switchboard and recessed meterbox
NBN	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 Note If constraints occur due to beam locations, NBN provision location will be determined by electrical contractor.
	Earth Leakage circuit breaker for lights and power
Downlights	Included - refer to electrical plan
2 Way Switch	2 way switch to stairs only
Power Points	Double general power outlets to all rooms including garage Power provision (Single GPO) for fridge
Lights	Fan/light/heat combo supplied to Main Bathroom and Ensuite
Ducting	Exhaust fan in the Bathroom and Ensuite vented into roof space with two external eave vents Isolated powder room exhaust fan
Television	2 television points
Data	1 data point
External Light	External light point to eaves at external doors
External Light	External junction box beside external doors without eaves (for fitting by owner)
Smoke Detector	Direct wired smoke detectors with battery back up as required
Iconic Plates	Iconic light & power points throughout

OUTDOORS

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

ESSENTIALS

Hot Water System	Included - 26L natural gas unit
Concrete Slab	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
Site Needs	Includes council and water service fees
Termite Treatment	Included
Frame	Engineered steel frame and trusses

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