

READY BUILT BY



SOUTH JERRABOMBERRA



ELYSE 24

MAJESTIC FACADE
LOT 706 | 80 WIRY DOCK ROAD

DEFENCE HOUSING AUSTRALIA

ELYSE 24

For Sale \$1,300,000 Rental Return \$910/week

🏠 4 🚗 2 🚗 2 | MAJESTIC FACADE
 LOT 706 | 80 WIRY DOCK ROAD

A luxurious residence designed to fit your lifestyle

The Elyse makes its own bold statement in contemporary style and elegance while offering the appeal of a well thought out floorplan to suit your lifestyle needs.

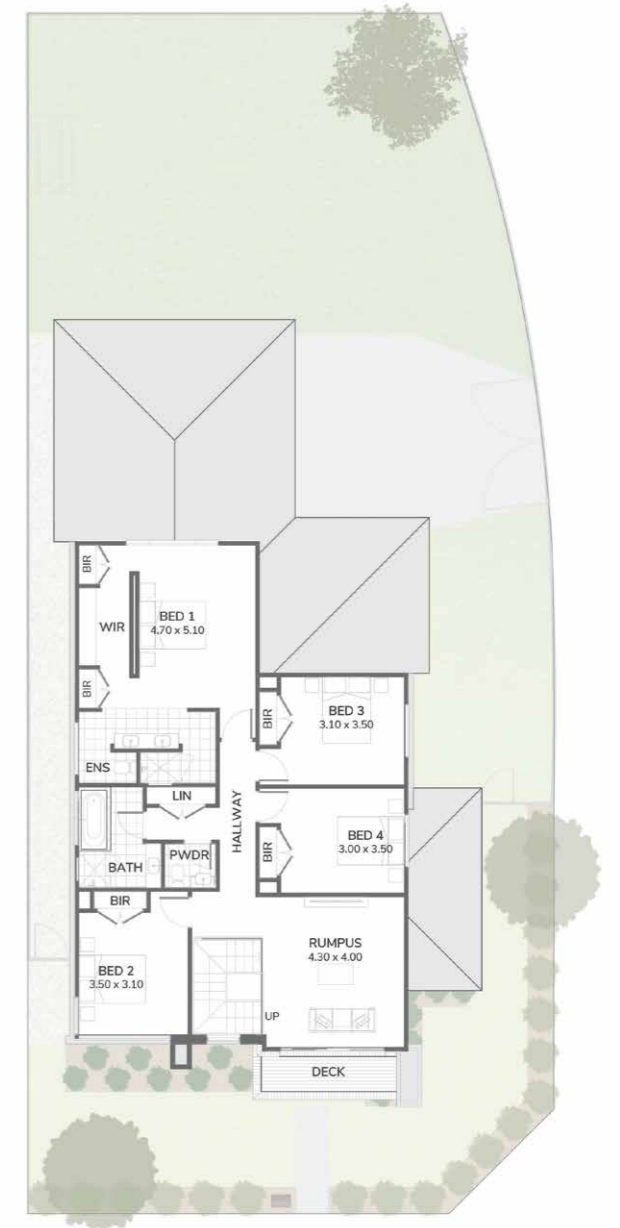
Everything a beautiful modern two storey home should be, the Elyse presents a considered design highlighted by well appointed living zones and luxurious touches that will impress from the moment you are welcomed by the grand entranceway.

A desirable home for both the entertainer or for quieter family times, the Elyse is filled with carefully crafted living areas, highlighted by an elite open plan kitchen and a dining space downstairs that invites long nights and even longer stories around the dining table. While a large pantry is ready to be well stocked, ensuring everything you need for inspired dining is right at hand.

CONTACT - Sonia Ekelund M. +61 488 212 471 E. sonia.ekelund@rawson.com.au



GROUND FLOOR

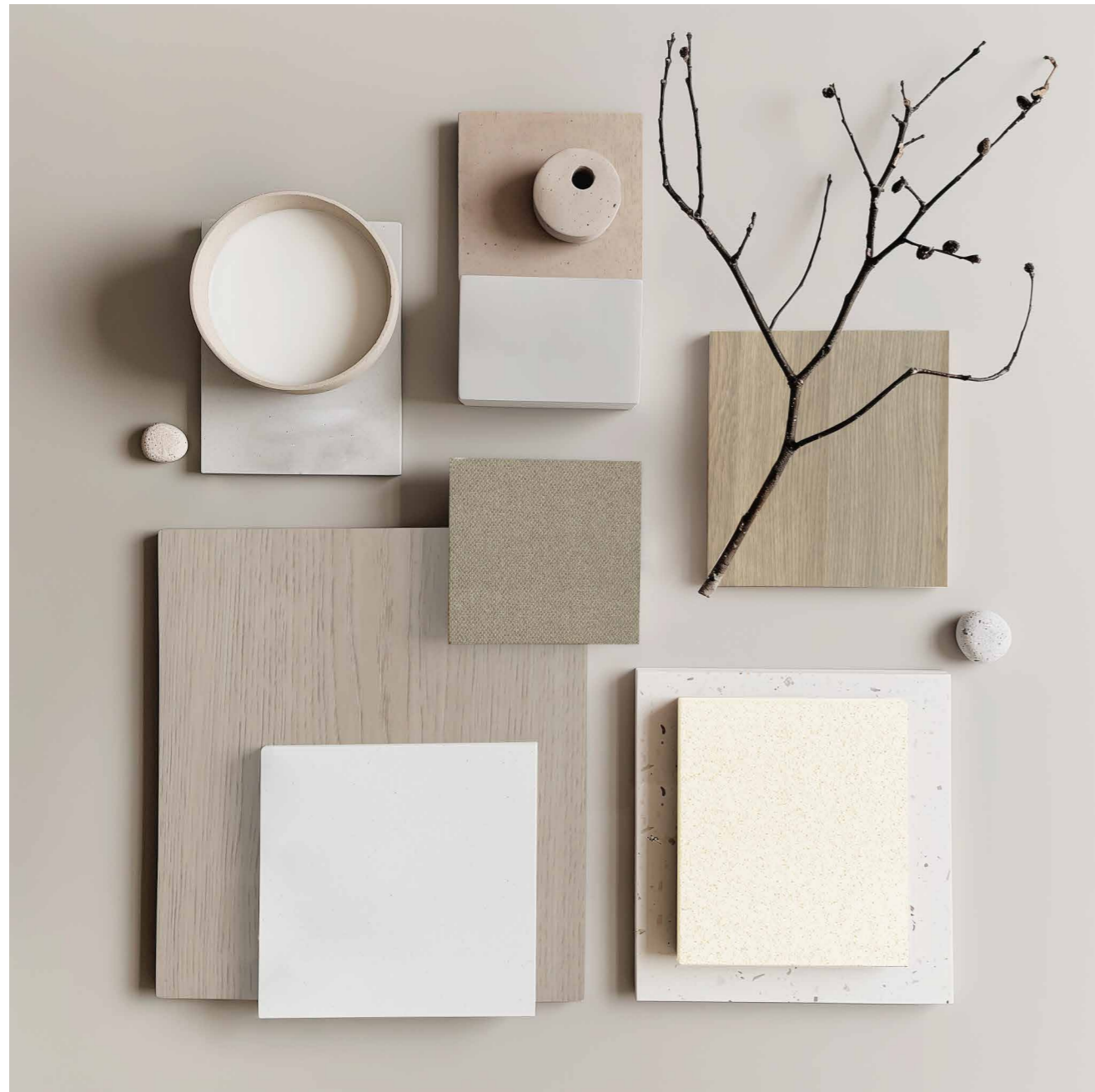


FIRST FLOOR



Ground Floor	132.32 m ²	Deck	6.54 m ²
First Floor	121.96 m ²	Porch	5.69 m ²
Garage	35.22 m ²	Total	316.95 m²
Alfresco	15.22 m ²	Lot Size	490 m²

INTERNAL COLOUR SCHEME

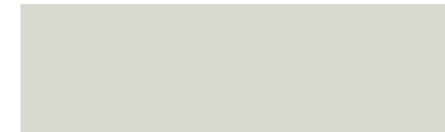


Our light colour scheme brings together light coloured finishes mixing texture with materiality to create a refined and relaxing colour palette, accentuated by a touch of earthy warmth brought through in the organic finishes.

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

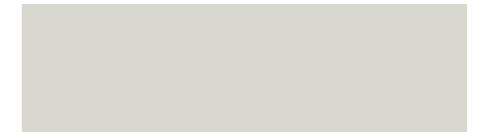
EXTERNAL FINISHES



FASCIA & WINDOW FRAME
Surfmist®



BRICKS
PGH Dark and Stormy, Lightning

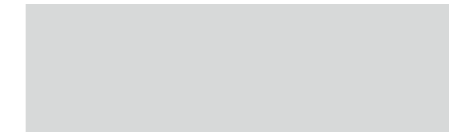


TIMBAGRAIN GARAGE DOOR
B&D Panel Lift - Nullarbor Woodgrain
Surfmist®

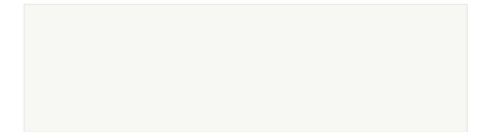
EXTERNAL COLOURS



RENDER
Acratex Classique (Bagged Paint Finish),
Milton Moon



**PAINTED TIMBER BATTEN
SCREEN**
Dulux Terrace White



EAVES/ALFRESCO/SOFFIT
Dulux Vivid White



FRONT DOOR
Intergrain Driftwood

ROOFING



COLORBOND® ROOF
Shale Grey®



GUTTER
Shale Grey®

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

Sonia Ekelund

M. +61 488 212 470

E. sonia.ekelund@rawson.com.au



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
-----------------------------	---

CORNICE

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

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
-------------------	-------

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
-------------------------	--------------------------------------

BLINDS

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

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 meterbox Conduit and draw wire from meterbox to internal wall of Garage One single power point to internal wall of Garage One additional telephone point to internal wall of Garage One CAT6 data point to internal wall of Garage <p>Note 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>
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

ELECTRICAL (CONT.)

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

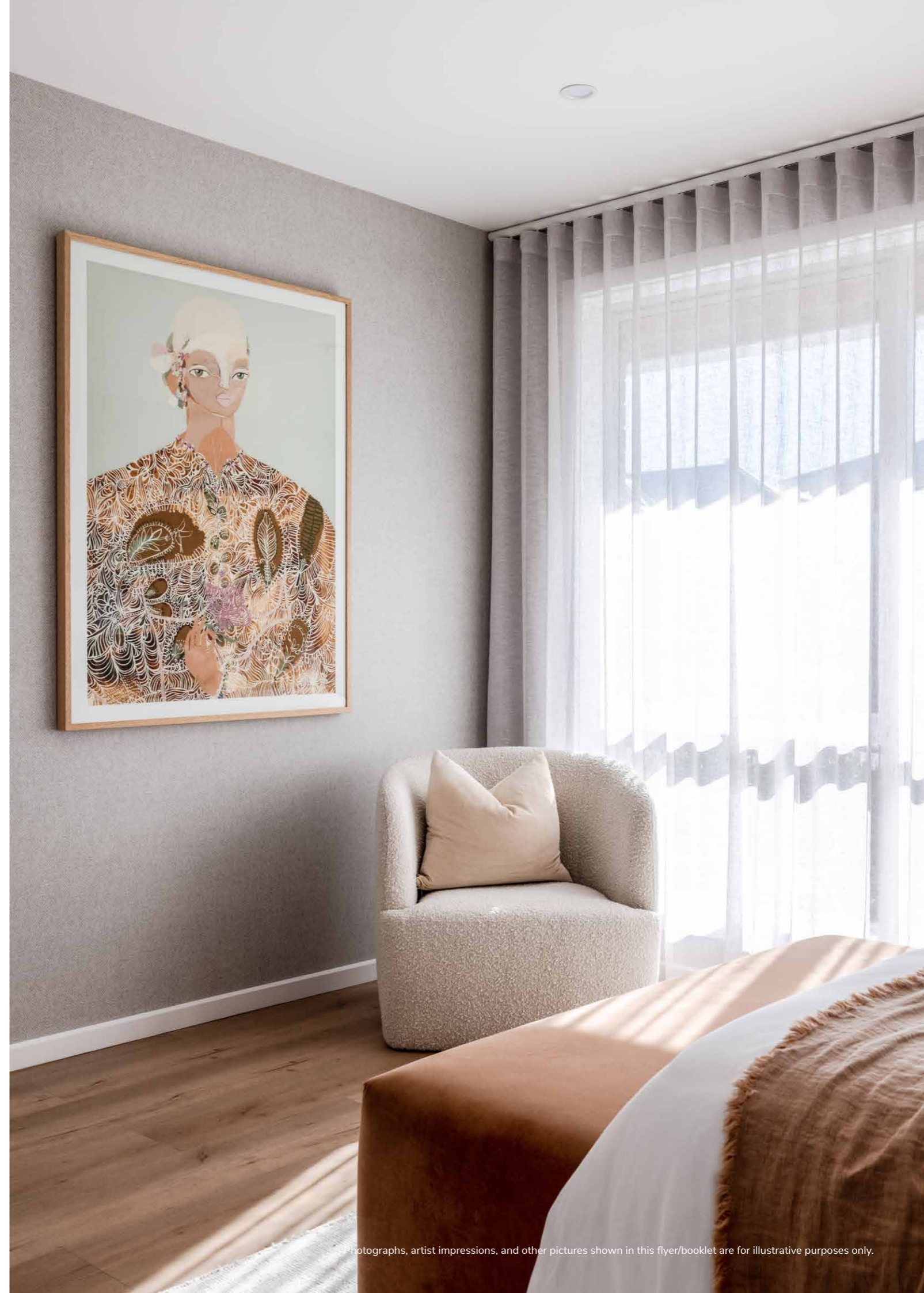
Bricks	Refer to colour scheme
Windows	Aluminium windows and sliding doors, including security-keyed windows and door locks with obscure glass to Bathrooms
Flyscreens	Nylon flyscreens to all opening windows & doors (excluding hinged entry door & Laundry door)
Roofing	Colorbond® Roof with anticon blanket
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

INCLUSION LIST

ESSENTIALS

Hot Water System	Included - 26L natural gas unit
Concrete Slab	BASIX requirements Including: <ul style="list-style-type: none"> • BERS / NatHers Report • BASIX Assessment & Report • Concrete watertank pad • 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
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.





1300 223 345
rawsonhomes.com.au

Photographs, artist impressions, and other pictures shown in this flyer/booklet are for illustrative purposes only and may show fixtures, fittings or finishes which are outside our inclusion packages, or which are not supplied by Rawson, or which are only available in some Rawson designs, or when selected as inclusions above the specific inclusion package for a particular design. This may include landscaping and outdoor items, render, floor coverings, doors, furniture, kitchen, bathroom and light fittings, and decorative items, which may be shown as examples only. The information made available on stock prices in our flyers/booklets may not reflect the current or 'real time' price of the stock or its availability.

Rawson - Builders License No. NSW 33493C. ACT 19936252B. ABN 67 053 733 841. ACN 053 733 841
Thrive - Builders License No. NSW 301349C. ABN 99 613 679 333. ACN 613 679 333