

READY BUILT BY

 **Rawson Homes**

SOUTH JERRABOMBERRA



BRINDABELLA 29

CONTEMPORARY FACADE  
LOT 707 | 82 WIRY DOCK ROAD

---

DEFENCE HOUSING AUSTRALIA

# BRINDABELLA 29

**For Sale \$1,150,000 Rental Return \$825/week**

**5 3 2 | CONTEMPORARY FACADE  
LOT 707 | 82 WIRY DOCK ROAD**

A two storey home, the height of elegance.

The impressive facade of the elegant Brindabella exudes its own unique style and sets the tone for the stunning design of this contemporary 5-bedroom home.

The visual appeal of this beautiful exterior continues from the minute you walk through the impressive front porch and are welcomed by a flood lit entrance and living room courtesy of the extra large front windows.

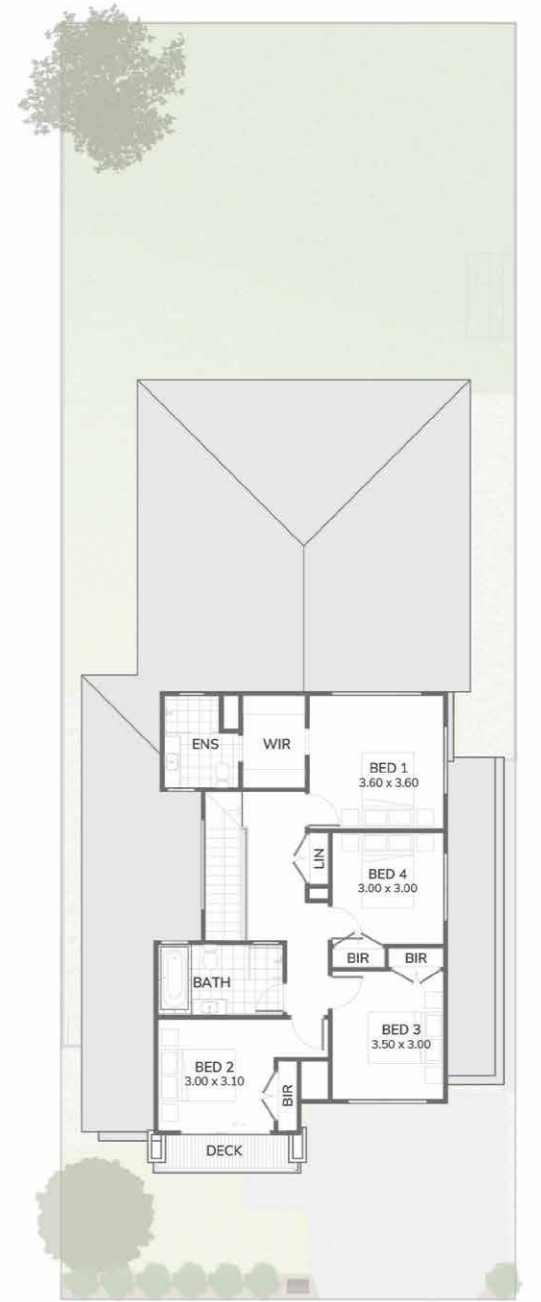
This immediately creates its own sense of spaciousness as you are drawn along the hallway past an office space and into a stunning dining, kitchen and lounge area which is sure to be the family social hub throughout the year.

Upstairs is all about comfort and the perfect family environment with 4 generous bedrooms including a huge master suite with ensuite and WIR. A 5th bedroom downstairs with its own shower makes it cleverly designed for guests or extended family.

**CONTACT - Sonia Ekelund M. +61 488 212 471 E. [sonia.ekelund@rawson.com.au](mailto:sonia.ekelund@rawson.com.au)**



GROUND FLOOR



FIRST FLOOR



Ground Floor	132.80 m <sup>2</sup>	Porch	5.03 m <sup>2</sup>
First Floor	84.06 m <sup>2</sup>	Deck	3.24 m <sup>2</sup>
Garage	35.82 m <sup>2</sup>	<b>Total</b>	<b>256.96 m<sup>2</sup></b>
Alfresco	11.97 m <sup>2</sup>	<b>Lot Size</b>	<b>410 m<sup>2</sup></b>



# INTERNAL COLOUR SCHEME



The dark colour scheme offers a dramatic and modern aesthetic, adding a refined sense of sophistication to your space. This rich palette incorporates darker organic materials, creating a bold and elegant atmosphere.

Punctuated by lighter contrasting features the dark colour scheme adds depth and dimension, enhancing the overall look within your home. Curated for those who are looking to make a statement, this colour scheme is both stylish and inviting, transforming your home into a sophisticated sanctuary.

# EXTERNAL COLOUR SCHEME

## EXTERNAL FINISHES



**FASCIA & WINDOW FRAME**  
Monument®



**BRICKS**  
PGH Dark & Stormy, Thunder



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

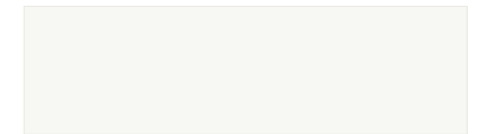
## EXTERNAL COLOURS



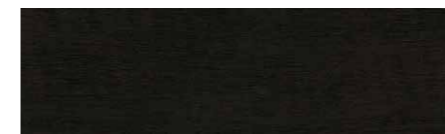
**RENDER**  
Acratex Classique (Bagged Paint Finish)  
Hammer Grey



**PAINTED TIMBER PERGOLA**  
Dulux Hammer Grey



**EAVES/ALFRESCO/SOFFIT**  
Dulux Vivid White



**FRONT DOOR**  
Intergrain Ebony

## ROOFING



**COLORBOND® ROOF**  
Monument®



**GUTTER**  
Monument®

## EXTERNAL TILE



**ALFRESCO & PORCH TILE**  
Belga Charcoal 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](http://www.dha.gov.au/investing/#investingbenefits)

#### CONTACT

**Sonia Ekelund**  
 M. +61 488 212 470  
 E. [sonia.ekelund@rawson.com.au](mailto:sonia.ekelund@rawson.com.au)



# INCLUSION LIST

## LIVING

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

## KITCHEN

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

## BATHROOM

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

## LAUNDRY

<b>Tub</b>	Stainless steel tub with metal cupboard
<b>Taps</b>	Sink mixer

## SKIRTING

<b>Skirting/Architraves</b>	Bevelled 67mm x 18mm - throughout - excluding Wet Areas
-----------------------------	---

## CORNICE

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

## 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
-------------------	-------

## FLOOR COVERS

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

## SHELVING

<b>Built in Robes &amp; Walk in Robes</b>	One x single shelf with hanging rail below - 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>	Ducted air conditioning with 3 zones
-------------------------	--------------------------------------

## BLINDS

<b>Blinds</b>	Roller blinds throughout (excluding Wet Areas and Laundry)
---------------	--

## ELECTRICAL

<b>Mains</b>	Single phase underground mains provision with single phase switchboard and recessed meterbox
<b>NBN</b>	NBN Provision includes: <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><b>Note</b> 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>	Included - refer to electrical plan
<b>2 Way Switch</b>	2 way switch to stairs only
<b>Power Points</b>	Double general power outlets to all rooms including garage  Power provision (Single GPO) for fridge
<b>Lights</b>	Fan/light/heat combo supplied to Main Bathroom and Ensuite
<b>Ducting</b>	Exhaust fan in the Bathroom and Ensuite vented into roof space with two external eave vents  Isolated powder room exhaust fan

## ELECTRICAL (CONT.)

<b>Television</b>	2 television points
<b>Data</b>	1 data point
<b>External Light</b>	External light point to eaves at external doors
<b>External Light</b>	External junction box beside external doors without eaves (for fitting by owner)
<b>Smoke Detector</b>	Direct wired smoke detectors with battery back up as required
<b>Iconic Plates</b>	Iconic light & power points throughout

## OUTDOORS

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

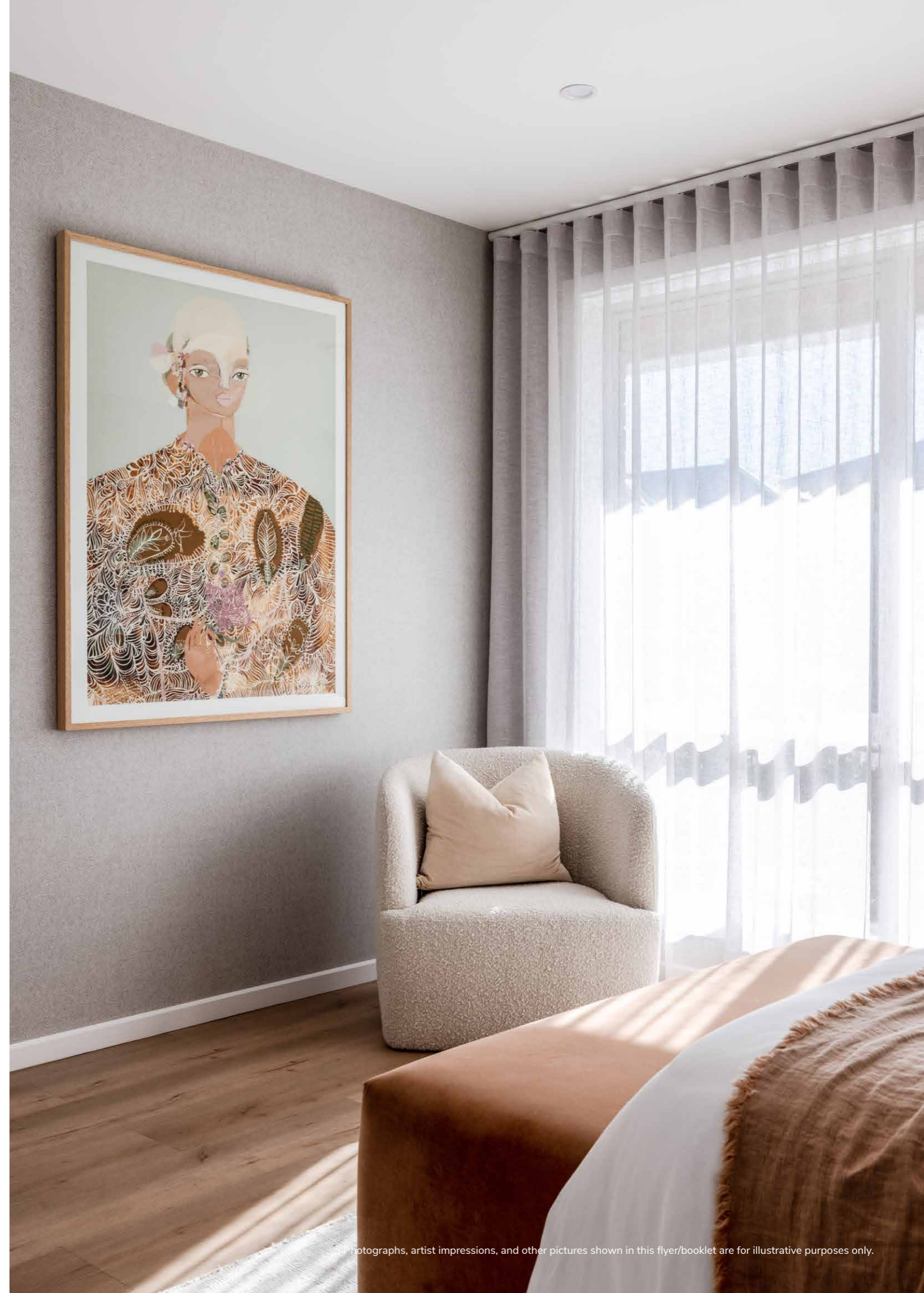


# INCLUSION LIST

## ESSENTIALS

Hot Water System	Included - 26L natural gas unit
Concrete Slab	BASIX requirements Including: <ul style="list-style-type: none"> <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>
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](http://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