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 **Rawson Homes**

GOOGONG



BALMORAL 28

CONTEMPORARY ENHANCED FACADE
LOT 2113 | 10 KIMO ROAD

DEFENCE HOUSING AUSTRALIA

BALMORAL 28

For Sale \$1,105,500 Rental Return \$835/week

**4 | 2.5 | 2 | CONTEMPORARY ENHANCED FACADE
LOT 2113 | 10 KIMO ROAD**

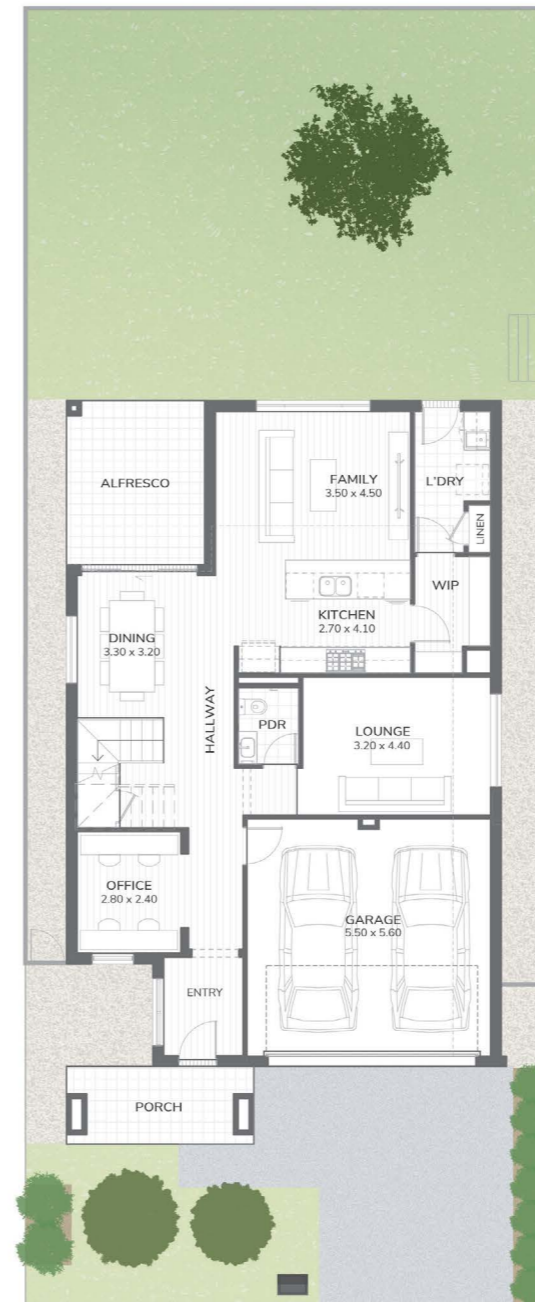
Distinctive two storey living designed to entertain.

The beautiful two storey Balmoral is an entertainer's paradise with a stunning open planned living area highlighted by a premium kitchen, dining, and family area plus walk in pantry. Entertaining outdoors is easy with a generous alfresco at the rear.

There's room to inspire a big family life and 4-5 generous bedrooms upstairs including a huge main bedroom to spoil the parents, and an additional rumpus. A flexible floorplan includes an office for work from home commitments and the option for an extra bedroom.

Welcome to the Balmoral and family life on a grand scale.

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GROUND FLOOR



FIRST FLOOR



Ground Floor	104.73 m ²	Porch	7.81 m ²
First Floor	109.45 m ²	Deck	3.36 m ²
Garage	33.78 m ²	Total	271.29 m²
Alfresco	12.16 m ²	Lot Size	363 m²

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



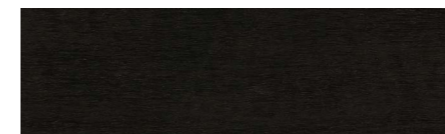
CLADDING
James Hardie – Stria Cladding
Dulux Beige Chiffon



PAINTED TIMBER PERGOLA
Dulux Beige Chiffon



EAVES/ALFRESCO/SOFFIT
Dulux Vivid White



FRONT DOOR
Intergrain Ebony

ROOFING

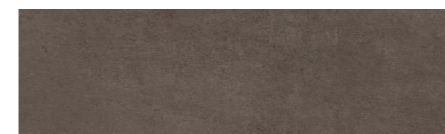


COLORBOND® ROOF
Monument®



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

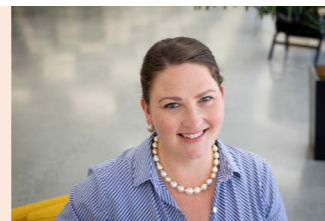
DHA is not the vendor of the property and therefore makes no representation in relation to the land, the builder, the construction of the property or any other matter unrelated to the DHA Lease Agreement or Property Care Contract. Investment in a DHA property is subject to the terms of the DHA Lease 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

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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	2340mm (H) flush panel doors - Ground Floor only. 2040mm (H) flush panel doors - First Floor only. Built-in Robe to be sliding mirror door framed chrome
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 to all hinged doors
Insulation - Walls	CSR Bradford R2.0 thermal batts to external walls including internal wall between Garage & House (excludes external walls of Garage)
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 Provide a serviced dishwasher space only

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 - minimum 3 coats of paint to internal walls
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FLOOR COVERS

Flooring	Hybrid flooring to Entry, Hallway, Kitchen, Dining, Family and Lounge Carpet to stairs and First Floor
Bathroom Tiles	Full height tiling to main bathroom and ensuite. Skirting tiling to powder room, additional bathroom and laundry

SHELVING

Built-in Robes	Melamine shelving and hanging rail to be provided to each robe. Additionally 2x3 shelved units to the master and 1 x 3 shelved unit per robe to be added to each subsequent bedroom
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 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	2x double GPO's to each Bedroom, Living area, Kitchen and Garage Provide 1 double GPO to Meals and Alfresco Power provision (Single GPO) for fridge
Lights	Fan/light/heat combo supplied to Main Bathroom and Ensuite

ELECTRICAL (CONT.)

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 Supply and install TV antenna
Data	2 data points
External Light	External light point to eaves at external doors 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
Doorbell	Doorbell to entry door provided

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 mesh flyscreens
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
Security Screens	Powder-coated security screens to all openable windows and external doors Deadlocks to be installed to all external doors
Porch & Alfresco	Selected external tiles, refer to colour scheme
Solar	5.72kw solar system with inverter
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

Lock Box	Provide a 4 digit lock box to external wall adjacent to gas and electrical meter
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
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 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.



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