

READY BUILT BY

 **Rawson Homes**

Googong 2.0



LEONA 28

LOT 2155, 7 KIMO ROAD, GOOGONG, NSW 2620

DEFENCE HOUSING AUSTRALIA



LOT 2155, 7 KIMO ROAD, GOOGONG, NSW 2620

For Sale \$1,135,000 Rental Return \$870/week

 4
  2.5
  2
  236.7 m²
 363 m²

LIGHT-FILLED FAMILY LIVING

The Leona 25 with Contemporary Starter facade features a thoughtful double-storey design perfect for busy families. Enjoy multiple living spaces with a front lounge, dedicated study, and open-plan kitchen, dining and family area flowing to the alfresco. Upstairs includes four bedrooms including a front-facing master suite with ensuite and walk-in robe plus a rumpus and main bathroom.

INCLUSIONS

- Tiles to porch and alfresco
- Microwave
- 90cm Cooktop, Rangehood & Oven
- Hybrid flooring to main living areas & internal staircase
- Landscaping including Clothesline, Letterbox & Driveway
- Roller blinds throughout

LOCATION & LIFESTYLE

Googong is a masterplanned township just outside Canberra, offering a modern village lifestyle with quality homes, beautiful green spaces, and everything you need close by. It's a place where community, convenience and nature come together.

READY BUILT BY RAWSON HOMES

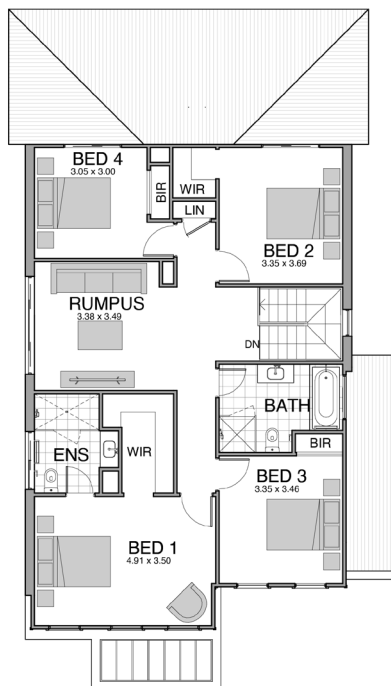
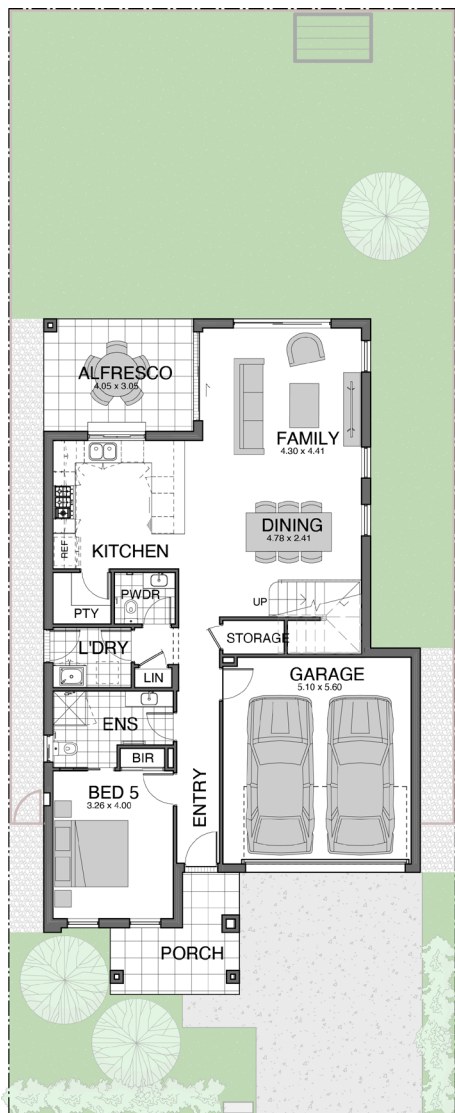
- Move-in ready
- Turnkey home with landscaping & driveway
- Secure with a 5% deposit
- Fixed prices
- Single contract



SONIA EKLUND

0488 212 470

sonia.eklund@rawson.com.au



This site plan is for illustrative purposes only - not to scale.



LOT LOCATION

Ground Floor	102.7 m ²	Porch	8.6 m ²
First Floor	110.8 m ²	Total	266.1 m²
Garage	31.5 m ²	Lot Size	363 m²
Alfresco	12.3 m ²		

Photographs, artist impressions and other pictures in this flyer are for illustrative purposes only and may show fixtures, fittings or finishes which are not supplied by Rawson Homes, or which are only available in some Rawson Homes designs or when selected as inclusions above the standard inclusions for a particular design. This may include landscaping and outdoor items, floor coverings, doors, furniture, kitchen, bathroom, light fittings, electrical fittings and decorative items, which are shown as examples only. Please refer to your Tender for specific details of the inclusions and exclusions. Please speak to a Rawson Homes Consultant to discuss detailed home pricing for different designs and inclusions.

Lot 2155, 7 Kimo Road,
Googong, NSW 2620
Custom External | Natural White Internal



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. +61 488 212 471

E. sonia.ekelund@rawson.com.au





GOOGONG 2.0 INCLUSION LIST

LIVING

Ceilings	2600mm high ceilings to ground floor 2450mm high ceilings to first floor
Doors - Internal	2040mm high doors throughout 2100mm mirrored sliding robes to bedroom with BIR
Doors - External	2040mm External Doors
Staircase	Hybrid Flooring to Staircase Painted timber staircase with square newel posts, handrail and MDF treads and risers (Carpet floor covering). Choice of either painted pine balusters or 12 x 12mm Stainless Steel Balusters
Storage	Melamine shelves Four (4) to Linen cupboards, One (1) to Broom cupboard, One (1) to Store cupboard and One (1) to Coat cupboard including hanging rail (where applicable to design)
Light Switches	Clipsal Iconic switches
Lighting	Downlights through out Internal Ten (10) x 7W Downlights to main living areas
Telephone, TV & Data Points	1x telephone point 1x television point 1 x data point

KITCHEN

Appliances Oven, Cooktop and Rangehood	90cm appliances Oven, Cooktop and Rangehood
Benchtops	20mm Caesarstone® benchtops (from Rawson Homes M0 range)
Splashback	Kitchen splashback with tiles
Cabinetry	Laminated doors/drawers with shadowline and 2mm ABS edges Framed and Plasterboard Bulkheads to Overhead Cupboards
Tapware	Caroma pin lever gooseneck chrome sink mixer to Kitchen sink
Sink	Double undermount sink Monaco Double Bowl Undermount (EXDU)

BATHROOM

Benchtop	20mm Caesarstone® benchtops to floating vanities (from Rawson Homes M0 range)
Tapware including shower	Caroma Luna - chrome wall mounted tapware to all Bathrooms, Ensuite and Powder Room

Cabinetry	Laminated doors/drawers with shadowline and 2mm ABS edges.
Basin	Caroma Luna porcelain counter top basin. Choice of; semi-recessed, above counter or inset basin with chrome pop up plug and waste
Mirror	Floating frameless polished edge mirror with backing board
Shower Screen	Semi-frameless shower screens with pivot doors, chrome trims and clear laminated glass, or fixed panel (subject to design) Caroma Luna chrome Multi Function Rail Shower to all showers
Bath	Stylus 1675mm white rectangular bath
Towel Rails	Caroma Luna 630mm chrome double towel rail to Bathroom & Ensuite Caroma Luna chrome hand towel rail to Powder Room (where applicable)
Tiling	Full height tiling to Main Bathroom and Bedroom 1 Ensuite Bathroom and Ensuite: 2100mm high to shower recess, 500mm over bath, skirting tile to remainder
Lights	2 globe heat /fan/ light unit to Main Bathroom and Bedroom 1 Ensuite vented into roof space with two external eave vents
Toilet Suites	Caroma wall faced toilet suite with soft close seat Caroma toilet roll holders (chrome)
LAUNDRY	
Tub	Clark 45 Litre stainless steel tub with white metal cabinet
Sink Mixer	Stylus Venecia chrome sink mixer Stylus Cadet Washing Machine Set to Laundry (concealed behind tub)
Storage	Laundry Fit Out (900mm W x 920mm H x 600mm D under bench cupboards)
Integrated Laundry Hamper	N/A
Benchtop	20mm stone benchtop
Tiling	300mm (H) tiling over tub Skirting Tiles to Laundry and WC Tiled Spashback to Suit
Door	2040mm (H) Corinthian AWO21 full clear glazed Laundry entrance door in painted finish (where applicable)

FLOORING

Laminate	Hybrid Flooring
Tiling	To wet areas only (selected from Rawson Homes extensive range)
Carpet	Carpet (selected from Rawson Homes extensive range) to remainder of dwelling including standard underlay (separate Lounge, Bedrooms, Bedroom Hallways and Stairs - if applicable)

COMFORT

Flyscreens	Nylon Mesh Flyscreens to all opening windows, sliding & stacker doors (excluding hinged doors)
Air Conditioning	Daikin 14kW (up to and including 35SQ) or 20kW (36SQ and above) (subject to standard house size) standard Inverter ducted air conditioning with 2 zones and return air to be located on the ceiling.

EXTERNAL

Garage Door	Sectional door and motor in standard range and colours only and remote control operation to a door of your choice, including Garage door auto lock and two handsets
Brick Range	Selection of bricks from PGH Dark and Stormy, Elements, Foundations and Townhouse Range. Grey Mortar or Off White
Roofing	Colorbond® roof in a range of colours with 60mm Anticon blanket to the underside
Frame	Engineered hybrid frames - steel frames and timber roof trusses N.B. ACT & Surrounds, Monaro region only – engineered steel frames
Landscaping	Landscaping including Driveway, Letterbox, Turf, Shrubs & Clothesline



At Rawson Homes, we're committed to doing things better - through smarter design, uncompromising quality, and real value. That's why we're giving you some bonus inclusions beyond whats outlined in the standard inclusions on the following pages.

PACKED WITH VALUE ENJOY THESE BONUS ITEMS IN YOUR HOME

EXTERNALS:

- 7 Star Energy Compliance including Glazing
- Landscaping including Driveway, Letterbox, Turf, Shrubs & Clothesline
- Translucent glazing to entry door & laundry door
- Tiles to porch and alfresco

INTERNALS:

- Mirrored sliding robe doors to BIR
- Undermount double bowl sink to kitchen
- 90cm cooktop, rangehood and oven
- Laundry fit out with under bench cupboards, 20mm stone benchtop sink and mixer and tiled splashback to suit
- Additional air con zone (common zone plus three zones = 4 total)
- Microwave
- Hybrid flooring to main living areas and internal staircase (refer to plans for exact locations)
- Roller blinds throughout – excluding wet areas and laundry
- Full Height tiling to walls (ensuite and main bathroom)
- Square set ceilings throughout

ELECTRICAL:

- Downlights throughout the internal of the home
- TV antenna
- Doorbell
- Two power points to all rooms including bedrooms – excluding wet areas and garage
- Fluorescent tube light to garage
- External GPO to alfresco
- Solar System

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