

READY BUILT BY

 **Rawson Homes**

Googong 2.0



HUNTLEY 28

LOT 2413, 9 MOWENBAH CRESCENT, GOOGONG, NSW 2620

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DEFENCE HOUSING AUSTRALIA



LOT 2413, 9 MOWENBAH CRESCENT, GOOGONG, NSW 2620

**For Sale \$1,235,000 Rental Return \$940/week**

 5
  3.5
  2
  268.5 m<sup>2</sup>
 363 m<sup>2</sup>

### SPACIOUS DESIGN FOR MODERN FAMILY LIVING

The Huntley 28 with Contemporary Starter facade delivers a well-zoned layout perfect for modern family life. Downstairs, the open-plan kitchen, dining and family area opens to a generous alfresco, creating the ideal indoor-outdoor living experience. A dedicated office, front lounge, and powder room add flexibility and function, while a walk-in pantry and laundry offer everyday convenience.

### 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

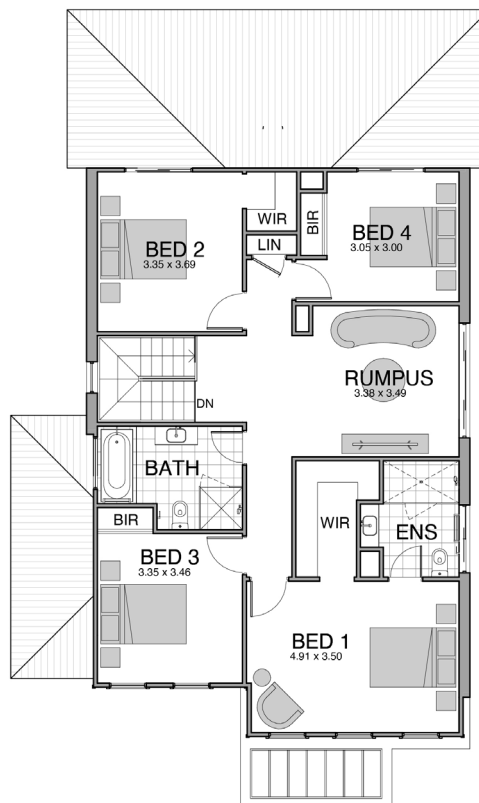
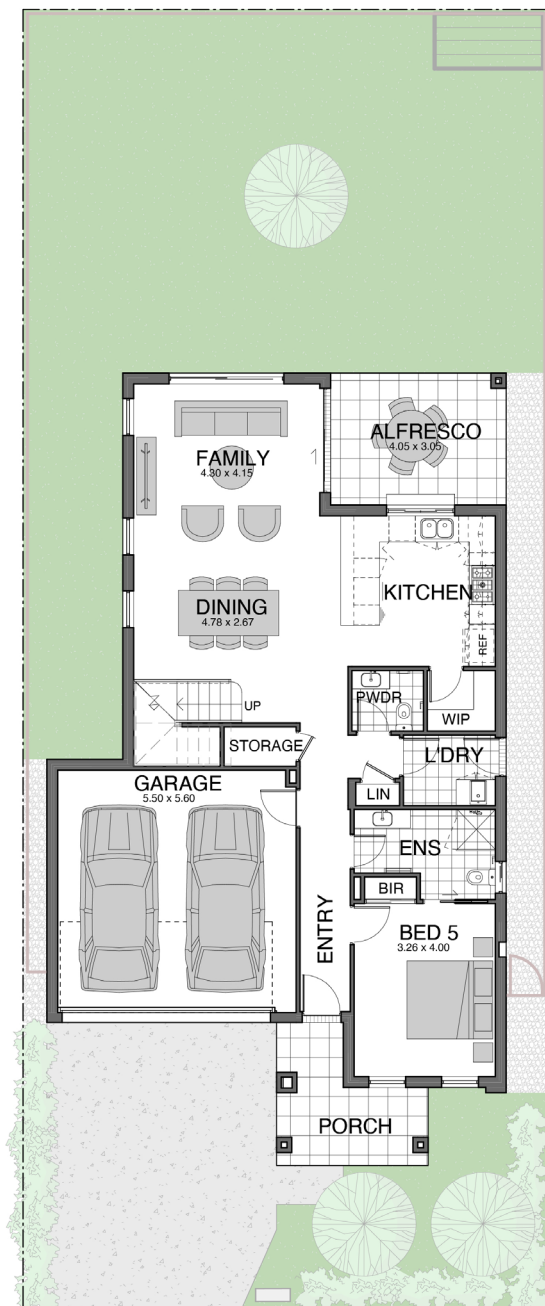
- Move-in ready
- Turnkey home with landscaping & driveway
- Secure with a 5% deposit
- Fixed prices
- Single contract



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



**LOT LOCATION**

Ground Floor	102.7 m <sup>2</sup>	Porch	8.6 m <sup>2</sup>
First Floor	110.8 m <sup>2</sup>	<b>Total</b>	<b>268.5 m<sup>2</sup></b>
Garage	33.9 m <sup>2</sup>	<b>Lot Size</b>	<b>363 m<sup>2</sup></b>
Alfresco	12.3 m <sup>2</sup>		

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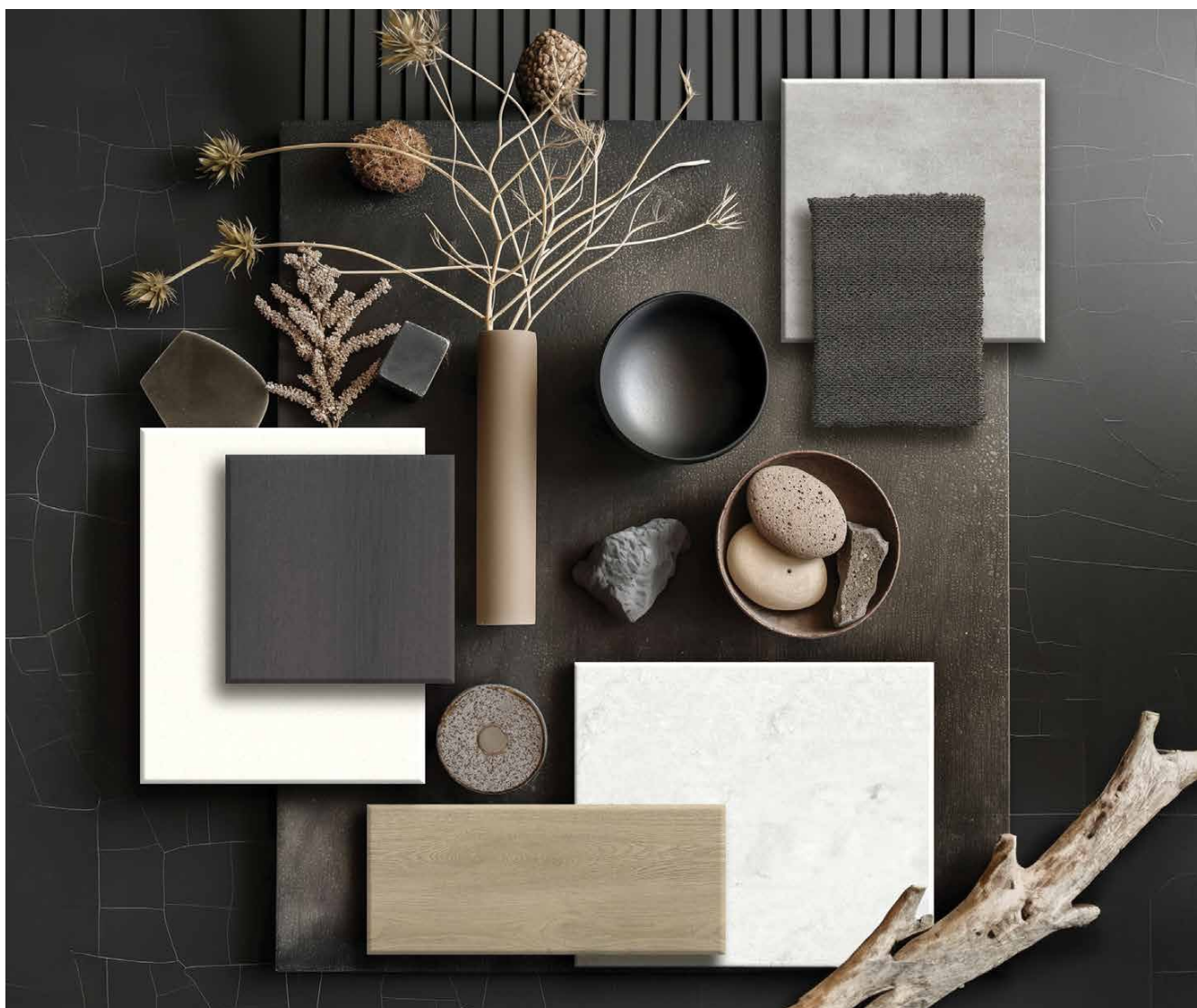
Lot 2413, 9 Mowenbah Crescent,  
Googong, NSW 2620  
Warm Dark External |  
Organic Dark Internal



# Organic Dark

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Investing in a darker colour choice can add a welcome sense of mood and warmth to a home where the darker tones are layered to create depth, complexity and character, with stone textures and tiles for elegance and a touch of exclusivity.



# 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

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## GOOGONG 2.0 INCLUSION LIST

### LIVING

<b>Ceilings</b>	2600mm high ceilings to ground floor 2450mm high ceilings to first floor
<b>Doors - Internal</b>	2040mm high doors throughout 2100mm mirrored sliding robes to bedroom with BIR
<b>Doors - External</b>	2040mm External Doors
<b>Staircase</b>	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
<b>Storage</b>	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)
<b>Light Switches</b>	Clipsal Iconic switches
<b>Lighting</b>	Downlights through out Internal Ten (10) x 7W Downlights to main living areas
<b>Telephone, TV &amp; Data Points</b>	1x telephone point 1x television point 1 x data point

### KITCHEN

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

### BATHROOM

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

<b>Cabinetry</b>	Laminated doors/drawers with shadowline and 2mm ABS edges.
<b>Basin</b>	Caroma Luna porcelain counter top basin. Choice of; semi-recessed, above counter or inset basin with chrome pop up plug and waste
<b>Mirror</b>	Floating frameless polished edge mirror with backing board
<b>Shower Screen</b>	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
<b>Bath</b>	Stylus 1675mm white rectangular bath
<b>Towel Rails</b>	Caroma Luna 630mm chrome double towel rail to Bathroom & Ensuite Caroma Luna chrome hand towel rail to Powder Room (where applicable)
<b>Tiling</b>	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
<b>Lights</b>	2 globe heat /fan/ light unit to Main Bathroom and Bedroom 1 Ensuite vented into roof space with two external eave vents
<b>Toilet Suites</b>	Caroma wall faced toilet suite with soft close seat Caroma toilet roll holders (chrome)
<b>LAUNDRY</b>	
<b>Tub</b>	Clark 45 Litre stainless steel tub with white metal cabinet
<b>Sink Mixer</b>	Stylus Venecia chrome sink mixer Stylus Cadet Washing Machine Set to Laundry (concealed behind tub)
<b>Storage</b>	Laundry Fit Out (900mm W x 920mm H x 600mm D under bench cupboards)
<b>Integrated Laundry Hamper</b>	N/A
<b>Benchtop</b>	20mm stone benchtop
<b>Tiling</b>	300mm (H) tiling over tub Skirting Tiles to Laundry and WC Tiled Spashback to Suit
<b>Door</b>	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:**

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

**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.







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