



Lot 102 Champion Crescent, Glenvale

QLD 4350 - TOOWOOMBA REGION

TOTAL PACKAGE PRICE

\$1,001,901

4

BEDS

2

BATHS

2

CARS

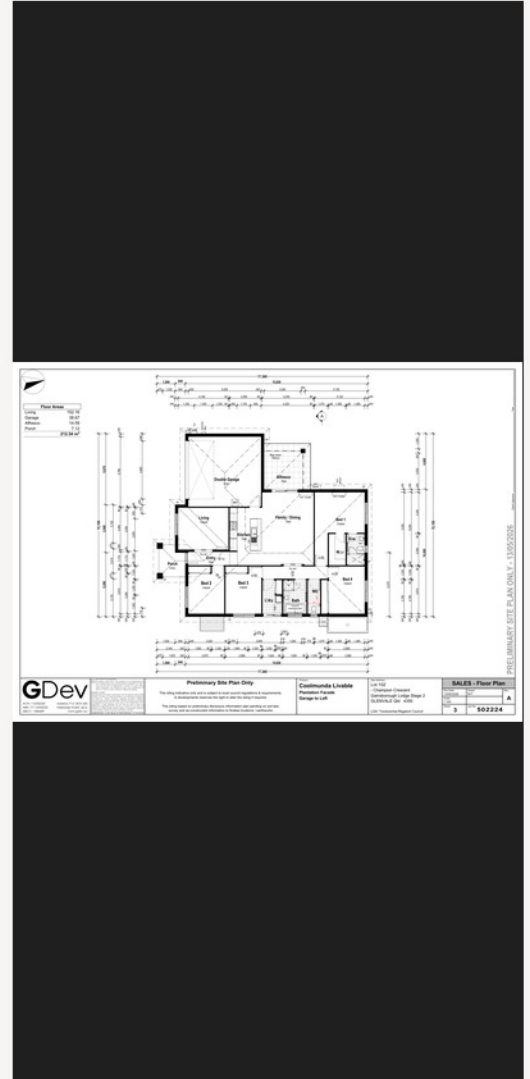
750

M² LAND

Coolmunda - Single Storey

Full Turnkey Package - Plantation Facade - Est. Registration February 2027

- ✓ 4 Bedrooms with Built-in Robes
- ✓ 2 Bathrooms inc. Ensuite to Master
- ✓ Double Garage with Remote
- ✓ Open Plan Kitchen, Family & Dining
- ✓ Separate Living Room
- ✓ Alfresco Under Main Roof
- ✓ Walk-in Robe & Walk-in Pantry
- ✓ Separate Laundry
- ✓ Full Turnkey Finish



AREA BREAKDOWN

212.54 m²

FLOOR SIZE

17.36 m

HOUSE LENGTH

15.10 m

HOUSE WIDTH

750 m²

LAND SIZE

Single

STOREY

7 Star

NCC ENERGY

Land Price \$415,000

Build Price (Coolmunda - Full Turnkey) \$586,901

Weekly Rent \$720+

Total Package Price \$1,001,901

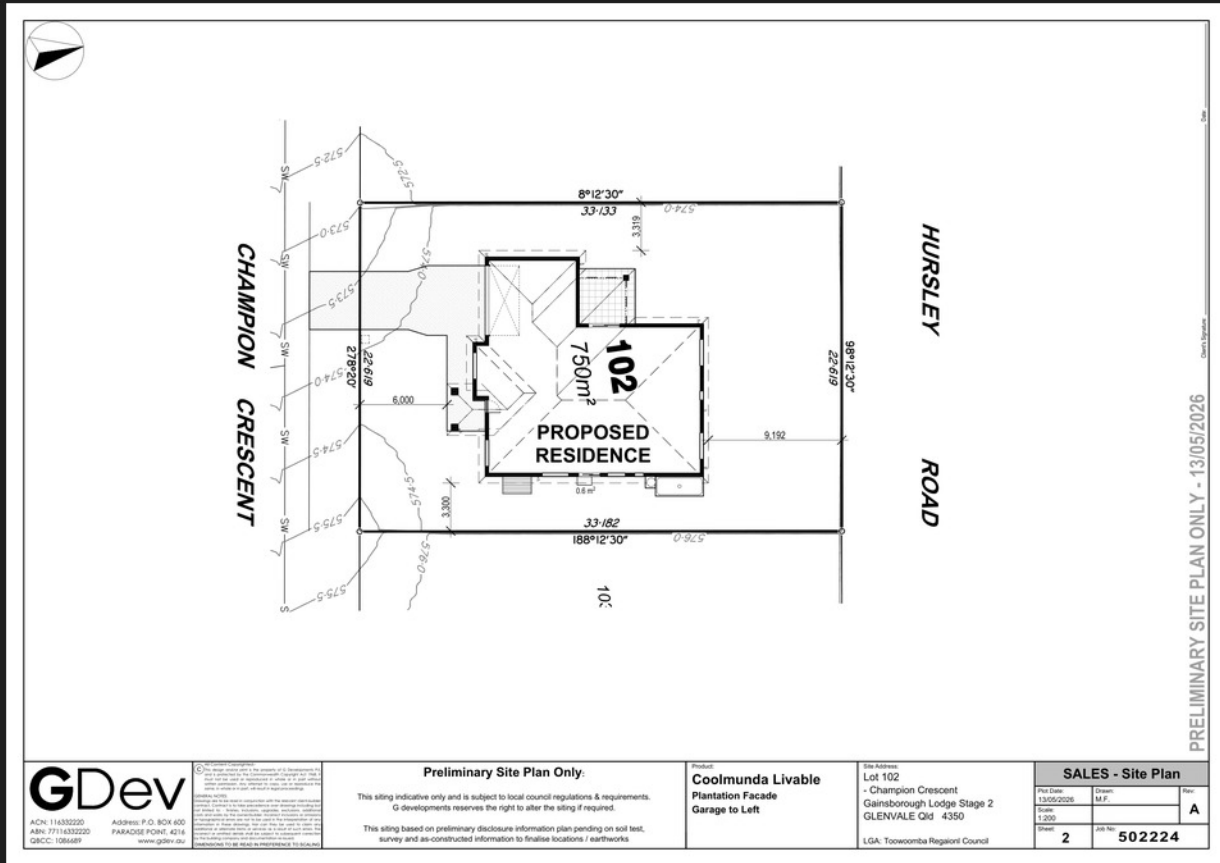
FULL TURNKEY PACKAGE

EST. REGISTRATION FEBRUARY 2027

PREMIUM INCLUSIONS

- | | |
|---|--|
| ✓ Full turnkey finish | ✓ Fully fenced, turfed & landscaped |
| ✓ COLORBOND roof | ✓ 2550mm high ceilings |
| ✓ 20mm manufactured stone kitchen benchtop | ✓ 600mm stainless steel kitchen appliances |
| ✓ Cold water to fridge space | ✓ Roller blinds throughout |
| ✓ Reverse cycle split system A/C to living and main bedroom | ✓ Ceiling fans to bedrooms |
| ✓ Approx. 1.8kW solar power system | ✓ Undercover tiled alfresco area |
| ✓ Exposed aggregate driveway, front path and porch | ✓ Diamond grille security screens |
| ✓ TV antenna and booster | ✓ Letterbox and clothesline |

READY TO MOVE IN OR RENT FROM COMPLETION



<p>ACN: 114332220 ADDRESS: P.O. BOX 400 ABN: 77114332222 PARADISE POINT, 4214 GBC: 1286489 www.gdev.au</p>	<p>Preliminary Site Plan Only.</p> <p>This siting indicative only and is subject to local council regulations & requirements. G Developments reserves the right to alter the siting if required.</p> <p>This siting based on preliminary disclosure information plan pending on soil test, survey and as-constructed information to finalise locations / earthworks</p>	<p>Coolmunda Livable Plantation Facade Garage to Left</p>	<p>Site Address: Lot 102 - Champion Crescent Gainsborough Lodge Stage 2 GLENVALE Old 4350 LGA: Toowoomba Regional Council</p>	<p>SALES - Site Plan</p>	
				<p>Plot Date: 13/05/2026 Drawn: M.F.</p> <p>Scale: 1:200</p> <p>Sheet: 2 Job No: 502224</p>	<p>Rev: A</p>

Glenvale, Toowoomba

Located in Gainsborough Lodge, a growing residential estate in Glenvale within the Toowoomba region. The area offers a warm community setting with excellent access to schools, shopping, healthcare and transport links, positioned in one of Toowoomba's key growth corridors.

<p>TOOWOOMBA CBD</p>	<p>SCHOOLS & CHILDCARE</p>	<p>PARKS & RECREATION</p>
<p>GRAND CENTRAL SHOPPING</p>	<p>HOSPITAL ACCESS</p>	<p>DEFENCE BASE PROXIMITY</p>

INFRASTRUCTURE & GROWTH

Toowoomba continues to experience significant infrastructure investment including the \$1.3B New Toowoomba Hospital, Inland Rail Project, Wellcamp Airport expansion and major road upgrades, supporting long-term economic growth and employment across the region.

An Investment With a Secure, Long-Term Tenant -

Defence Housing Australia

If you are looking for an investment option with less stress, you can lease this property to Defence Housing Australia. 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.



Reliable Rental Income

Secure rental payments through long-term lease arrangements with Defence Housing Australia.



Long-Term Leases

Lease terms of up to 12 years providing long-term income certainty for your investment.



Rent Paid in Advance

Rental payments made in advance to your nominated bank account each month.



Property Care

DHA handles most non-structural repairs and property maintenance under the Property Care contract.

FOR MORE INFORMATION VISIT WWW.DHA.GOV.AU/INVESTING

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.