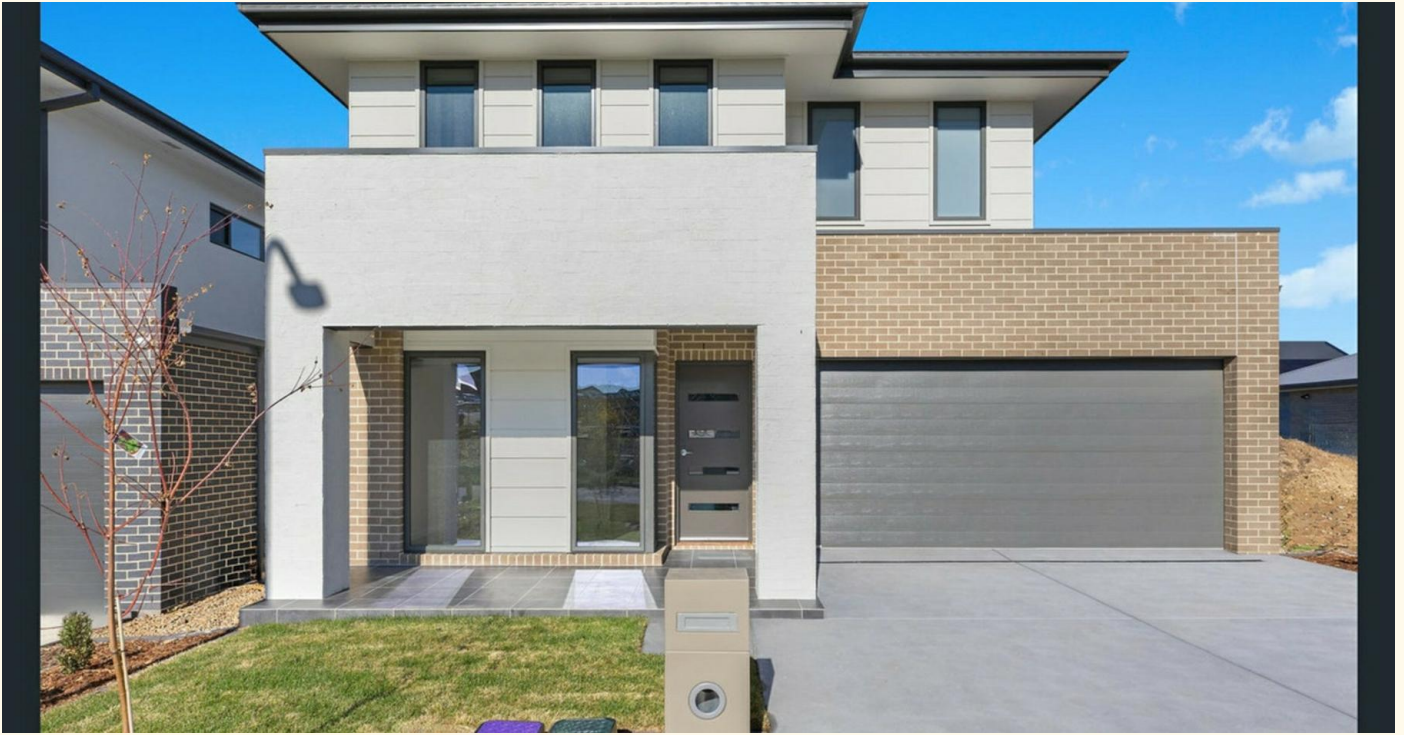




3 Butterfield Avenue, Googong

Light-filled family living at Googong

DHA lease back approved.

An Investment with a Secure, Long-Term Tenant Looking for a lower-stress investment opportunity? This property has been assessed by Defence Housing Australia (DHA), with DHA committing to a long-term lease upon completion of construction, subject to agreed specifications.

Benefits of Leasing to DHA:

- \$900 p/w rent
- Reliable rental income
- Long-term leases of up to 12 years
- Rent paid in advance
- Property care, including most non-structural repairs

DHA has assessed the property location, plans and inclusions and confirmed suitability for its leasing program.

Set within the vibrant, masterplanned township of Googong, this home offers a modern village lifestyle defined by space, comfort and connection to nature. Surrounded by thoughtfully designed green spaces, parks and walking trails, Googong brings together a strong sense of community with everyday convenience. Located just outside Canberra, you'll enjoy easy access to schools, shops and transport

5 3 2

FOR SALE

Please Call

AGENTS

Eoin Ryan-Hicks

0424 042 419

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AGENCY

LJ Hooker Kippax

(02) 6255 3888

All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided.

Interested parties must rely solely on their own enquiries.



while embracing a relaxed lifestyle where nature and neighbourhood living go hand in hand.

Built by Rawson Homes, you can rest easy in the quality of your new home:

A lifetime structural guarantee

Built by a reputable builder with over 45 years' experience

Peace of mind with warranties and maintenance period included

All homes independently assessed for quality

ROOM FOR EVERYTHING AND EVERYONE

The Zepel 25 with Ascot facade is designed for modern families who need flexibility, space, and style. A ground-floor bedroom and full bathroom offer versatility for guests or multigenerational living, while a front study provides the perfect work-from-home zone. At the heart of the home, the open-plan kitchen, living, and dining seamlessly connect to the alfresco. Upstairs, four bedrooms, including a private master suite, and a dedicated media room.

Inclusions

- Tiles to porch and alfresco
- Hybrid flooring to main living areas and internal staircase
- 90cm Cooktop, Rangehood & Oven
- 20mm stone bench tops to kitchen and bathrooms
- Landscaping including Clothesline, Letterbox & Driveway

Roller blinds throughout

GOOGONG - A COMMUNITY BUILT FOR LIVING

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.

QUALITY EDUCATION CLOSE BY

Googong Public School (K6) approx. 1 km / ~2 min drive

Googong Early Learning Centre approx. 1 km / ~2 min drive

The Anglican School Googong (K12) approx. 1.5 km / ~3 min drive

Queanbeyan Public School approx. 10 km / ~12 min drive

Queanbeyan High School approx. 10.5 km / ~13 min drive

Karabar High School & Distance Education Centre approx. 11 km / ~14 min drive

CONNECTED AND CONVENIENT

Bus Route 837 to Queanbeyan, local stops within Googong

Monaro Highway access approx. 8 km / ~10 min drive

Queanbeyan CBD approx. 10 km / ~12 min drive

Canberra Airport approx. 20 km / ~25 min drive

Canberra CBD approx. 25 km / ~30 min drive

LOCAL SHOPS, BIG CHOICE

Googong North Village Centre (IGA, cafes, chemist) approx. 1 km / ~2 min drive

Club Googong (licensed cafe & function centre) approx. 1.5 km / ~3 min drive

Riverside Plaza Queanbeyan approx. 10.5 km / ~13 min drive

Jerrabomberra Marketplace approx. 12 km / ~15 min drive

Canberra Centre approx. 26 km / ~30 min drive

CARE CLOSE TO HOME

Googong Family Practice approx. 1 km / ~2 min drive

Googong Discount Pharmacy approx. 1 km / ~2 min drive

7 Days Community Care (aged & disability support) approx. 2 km / ~3 min drive

Queanbeyan District Hospital approx. 10 km / ~12 min drive

North Canberra Hospital approx. 25 km / ~25 min drive

Canberra Hospital approx. 26 km / ~28 min drive

NATURE AND LIFESTYLE COMBINED

Rockley Oval & Sports Pavilion approx. 1.2 km / ~2 min drive

Duncan Fields (sports + dog park) approx. 1.5 km / ~3 min drive

Googong Foreshores (picnics, bushwalks, water views) approx. 4.5 km / ~8 min drive

Jerrabomberra Mountain Reserve approx. 7.5 km / ~10 min drive

Queanbeyan Golf Club approx. 10 km / ~12 min drive

Googong Greenbelt and walking trails throughout the estate

DISCLAIMER:

Photographs, artist impressions and other images are for illustrative purposes only and may depict fixtures, fittings or finishes not supplied by Rawson Homes, or available only as upgrades. Landscaping, outdoor items, furniture, floor coverings, lighting and decorative items are shown as examples only. Please refer to your Tender for full details of inclusions and exclusions.

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

For more visit www.dha.gov.au/investing/#investingbenefits

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.

Disclaimer:

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MORE DETAILS

Property ID	1J7CF9U
Property Type	House
House Size	243 m2
Land Area	363 m2

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