

58 Edward Drive, Googong

4 2 2

Premium Display Home with Guaranteed Leaseback

Don't miss this unique opportunity to secure a stunning display home. Designed with impeccable style and quality finishes, this beautifully appointed property is not only an ideal future home but also an excellent investment.

AN INVESTMENT THAT ADDS UP

- Guaranteed Leaseback: enjoy peace of mind with a secure 18 month leaseback agreement to Rawson Homes, with the option of 2 x 6 month extensions
- 6% Rental Return: guaranteed rental income of approximately \$1,350 per week

QUALITY YOU CAN COUNT ON

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

THE ALLIRA 25 - EASY FAMILY LIVING WITH ROOM TO UNWIND

FOR SALE

\$1,199,000 | Leaseback Guaranteed

VIEW

By Appointment

AGENTS

Eoin Ryan-Hicks

0424 042 419

Eoin.ryan-hicks@ljhooker.com.au

Olivia Schultz

0415 366 287

olivia.schultz@ljhkipax.com.au

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.



The Allira 25 is a well-proportioned single-storey home designed for everyday comfort. All four bedrooms are positioned at the front-including a master suite with walk-in robe and ensuite-creating a peaceful retreat. A rear open-plan kitchen, dining and family zone connects to the alfresco, with a separate lounge room for extra flexibility. Clever touches like a study nook and laundry off the kitchen make this home as functional as it is welcoming.

FEATURED INCLUSIONS:

- Ducted air conditioning
- Downlights Throughout
- High Ceilings
- Fully Manicured Landscaping
- Luxury Finishes with High-Quality Upgraded Inclusions

Note: Furniture is not included

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 (K-6) approx. 1 km / ~2 min drive
- Googong Early Learning Centre approx. 1 km / ~2 min drive
- The Anglican School Googong (K-12) 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

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

MORE DETAILS

Property ID 1HUNF9U
Property Type House
Land Area 480 m2

Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |
Eoin.ryan-hicks@ljhooker.com.au

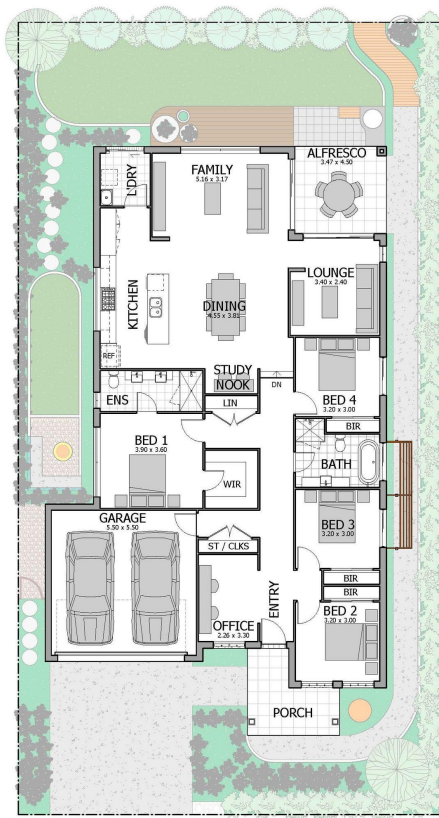
Olivia Schultz 0415 366 287

Licensed Agent | Team Ryan-Hicks | olivia.schultz@ljhkipax.com.au

LJ Hooker Kippax (02) 6255 3888

Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615
kipax.ljhooker.com.au | kippax@ljhooker.com.au





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.