



9 Mowenbah Crescent, Googong

A Contemporary Home Designed for Family Life

DHA lease back approved or purchase to live in and enjoy.

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:

- Reliable rental income
- Long-term leases of up to 12 years
- Rent paid in advance
- Property care, including most non-structural repairs
- Investors should always seek appropriate independent advice before making any investment decisions with DHA. For more information visit: For more visit www.dha.gov.au/investing/#investingbenefits

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

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FOR SALE

\$1,160,000 - \$1,220,000

VIEW

By Appointment

AGENTS

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AGENCY

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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.



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 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

A Contemporary Home Designed for Family Life

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
- 900mm Cooktop, Rangehood & Oven
- Hybrid flooring to main living areas & internal staircase
- 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 (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:

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. Speak with a Rawson Homes Consultant for detailed pricing and design information. DHA is not the vendor of the property and makes no representation regarding the land, builder, construction of the property or any matters 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, which take precedence over any information contained in this advertising material.

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MORE DETAILS

Property ID	1J8WF9U
Property Type	House
House Size	272 m2
Land Area	363 m2
Including	Toilets (4)

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