

37 Wirraway Boulevard, Badagarang, NSW 2540

G.J. Gardner. HOMES

House For Sale

Sunday, 23 June 2024

37 Wirraway Boulevard, Badagarang, NSW 2540

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 498 m2

Type: House

\$847,000

Lot 105, 37 Wirraway Boulevard, Badagarang. Discover the pinnacle of home construction at G.J. Gardner Homes Shoalhaven, where we excel in transforming dreams into reality. With an unparalleled 12-year legacy in the region, our locally owned and operated team is deeply rooted in our community and is dedicated to delivering homes of exceptional quality. Coast inclusions:- 20mm Caesarstone to Kitchen- Franke Appliances, sink & tapware to Kitchen- 2700mm High ceilings- External Tiles to Covered Porch & Alfresco- Carpet & Vinyl Flooring Throughout- 7 Star BASIX Allowance- 100m of Concrete Piers- H2 Class Waffle Slab- 2448 Panel-lift Door with Remotes- 4,000L Water Tank- Facade as shown- Turn-key And many more, contact us today for more details. Featuring three bedrooms, two bathrooms, and a two-car garage, this home offers ample space inside and out. With a backyard that spans 498 sqm and a house size of 191 sqm, there's room for everyone to thrive. Experience the epitome of luxury living within the prestigious Maculata Park estate, all while enjoying awe-inspiring views of the majestic Cambewarra Mountain. Plus, you're just minutes away from shopping, schools, and activities that cater to the whole family's enjoyment! Don't let this extraordinary Home and land package slip through your fingers! Secure your dream home today, and let us turn it into a reality for you and your family. Have you heard of Defence Housing Australia (DHA)? DHA are a Government Business Enterprise (GBE) who provides quality and secure housing to support Australian Defence Force, employees and their families. Take advantage of DHA's offer to lease this house and land package which includes:- Guaranteed commencement rent of \$675 per week with an updated rent review within three months of the expected build completion- Long-term lease of 9 years, with the possibility of extension- Guaranteed* rent from settlement with all DHA requirements met- Annual rent reviews conducted by independent valuers- Property care including most non-structural repairs** - One service fee. A copy of the pre-commitment offer to lease and associated documents can be provided on request. For more information about leasing this property to DHA, please contact the DHA Leasing Team on 139 342.* Rent may be subject to abatement under certain circumstances such as loss of enjoyment or amenity, or breach of lease terms. Rent is paid where the property is habitable. Should a property become uninhabitable during the term of the lease, or lessor breaches the lease terms, the rent may cease or abate, and the lease may be terminated by DHA. Guaranteed rent is subject to the terms of the lease. DHA does not take into account an investor's objectives or financial needs. Investors should always seek appropriate independent advice before making any investment decisions with DHA.**A comprehensive description of repairs included in our service and exclusions can be found in the Property Care Contract. For more information, please visit <https://www.dha.gov.au/investing/property-care>.