

39 Wirraway Boulevard, Badagarang, NSW 2540

G.J. Gardner. HOMES

House For Sale

Sunday, 23 June 2024

39 Wirraway Boulevard, Badagarang, NSW 2540

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 489 m2

Type: House



Skye Nelson
0400890698

\$866,000

Lot 104, 39 Wirraway Boulevard, Badagarang Step into this exclusive House & Land Package from G.J. Gardner Homes Shoalhaven, where expectations are not just met but exceeded. Experience the pinnacle of luxury living within the prestigious Maculata Park estate. Prepare to be enchanted by the awe-inspiring views of the majestic Cambewarra Mountain, providing a breathtaking backdrop for your new home. 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 Set on a generous 498 sqm lot, this remarkable three bedroom home boasts a spacious 215.7 sqm of living space, offering you the perfect canvas for your dream lifestyle. Build your dream home or investment with the trusted expertise of G.J. Gardner Homes Shoalhaven, your locally owned and operated builder with over 12 years of experience in the area. Don't let this opportunity slip through your fingers; claim your place in a home where every detail has been meticulously considered. 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>.