

# HOUSE AND LAND Packages



An official supplier for  
Defence Housing Australia

**MELLROSS**  
Quality IS THE KEY TO YOUR NEW HOME



3



2.5



2

Lot 3764 Koolaroo Crescent, Googong NSW

# \$970,500\*

**Land:** 363m<sup>2</sup> | **House:** 176.4m<sup>2</sup>

## OFFICER 175

SCANDI



10.5m



19m

Mellross Homes have been selected by DHA as an Official Supplier authorised to sell DHA Lease Approved properties to investors.

Showcasing our popular Officer 175 design in the sought-after Googong Estate, this property features open plan living, an impressive walk-in-pantry and ample storage for singles, couples and families alike.

## DHA Lease Features + Upgraded Inclusions

- Reliable rental income
- Long-term leases up to 12 years
- Rent paid in advance
- Property care including most non-structural repairs
- 600mm Haier appliances
- MyAir Zoned Reverse Cycle heating & cooling throughout all living areas
- 20mm Stone Benchtops to Kitchen
- Landscaping and Driveway
- Window coverings
- Turn-key package

[mellrosshomes.com.au](http://mellrosshomes.com.au)

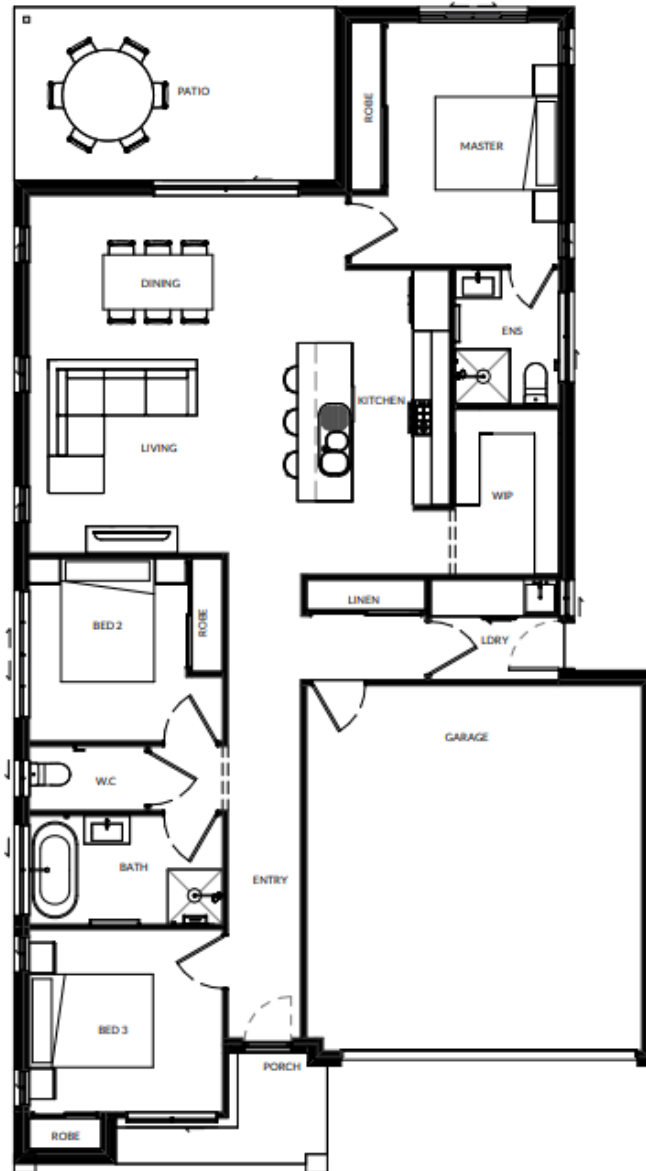


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\*Conditions apply to all packages: Mellross Homes will provide a construction contract for the house and the Owners are to separately enter into a contract to purchase land directly from the landowner. This advertised offer is subject to availability, statutory approval, DHA approval and a successful settled land contract. All plans are the copyright works of Mellross Homes Pty Limited ABN 73 666 953 386, Licence number 451555C and no part may be reproduced or copied without prior written consent.

To provide housing for Defence members and their families, Defence Housing Australia (DHA) rents quality properties directly from investors on a long-term lease.

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](http://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.