



ThriveHomes

# Espy 22

3 McPerson Street, Googong

Display Home for Sale **\$876,500**  
**6.5% Rental Return\***

Lot size 433m<sup>2</sup>

**4** **2** **2**  
bed bath car

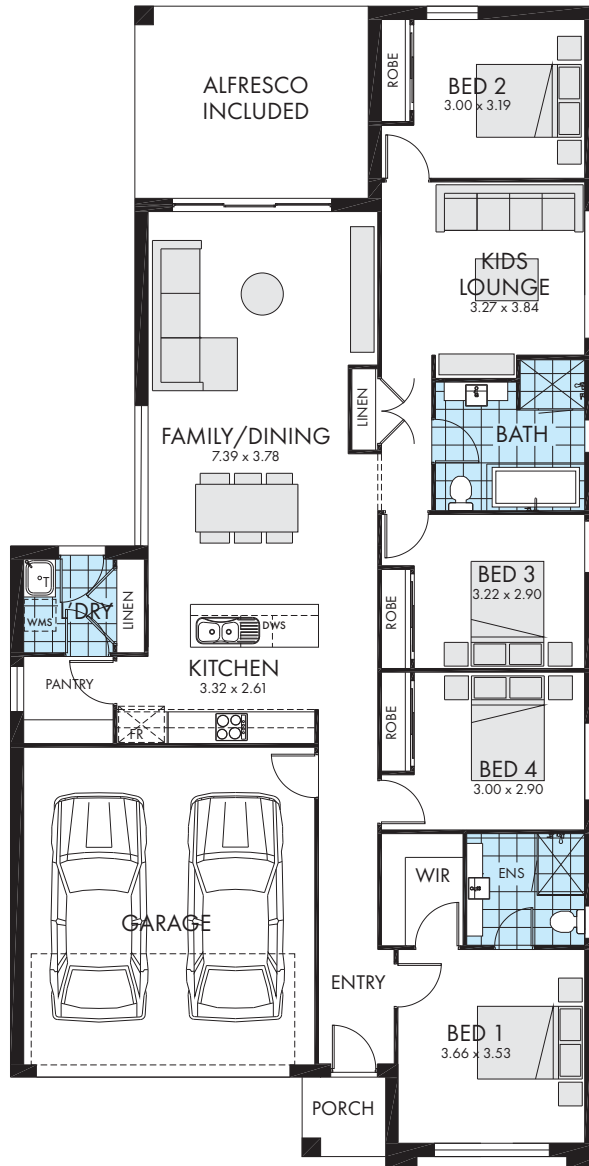
**22.5 SQ**

Living	154.71 m <sup>2</sup>
Garage	35.99 m <sup>2</sup>
Porch	7.93 m <sup>2</sup>
Alfresco	16.01 m <sup>2</sup>
Total	214.64 m <sup>2</sup>
Overall Width	11.100 m
Overall Length	22.730 m

**BUILD  
SMART**

1300 921 383  
thrivehomes.com.au

DISCLAIMER: \*Rent is calculated at a fixed rate of 6.5% p.a. of the contract price, paid monthly inclusive of GST and all outgoings and utilities (excluding electricity usage). Minimum lease terms apply. Thrive Homes will maintain the home during the lease term. Thrive Homes signage and fencing will be in place during the lease and will be removed prior to customer taking possession of the home at the end of the lease term. Builders Licence Number NSW 301349C ACT 2020552 ABN 99 613 679 333



**NOTE:**  
The floorplan is for indicative purposes only and may not include all features presented in the display.

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