

# 10 Cape Crescent, St Georges Basin, NSW 2540

## House For Sale

Wednesday, 12 June 2024

10 Cape Crescent, St Georges Basin, NSW 2540

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 452 m<sup>2</sup>

**Type:** House



Michael Salecich

**\$916,062**

DHA are a Government Business Enterprise (GBE) who provides quality and secure housing to support Australian Defence Force, employees and their families. This unique investment is positioned in the desirable location of the St Georges Basin town centre which is adjacent to Super IGA Shopping Centre, Cafes and other neighbourhood amenities and is well known for its tranquillity and easy accessibility. The property offers expansive water views. Seven homes are already sold with fourteen new homes featuring modern 3 and 4 bedroom layouts available from \$848,705. St Georges Basin is a large 12 kilometre long but shallow lagoon with a beautiful tree-covered shoreline and is located 2.5 hours south of Sydney via the Princes Highway, and has become increasingly popular, which has encouraged residents and tourists and investors into the area. Take advantage of this offer to buy one or more of these investment houses which includes: Guaranteed rent\* from the tenant (DHA) with an updated rent valuation within three months of the tenant occupying the property Long-term lease of 3, 6, 9 or 12 years, with the possibility of extension Guaranteed rent\* from settlement with all DHA requirements met market rent review service conducted by independent valuers Property care including most non-structural repairs one service fee. A copy of the pre-commitment offer to lease, as well as associated documents including a description of the services provided as part of the DHA Property Care Contract, can be provided upon request. For more information about buying any unique investment properties, please contact Venture Real Estate on 0403-384-384. Also view web site <https://www.villagegrove.net.au/> \* 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.