

# 15994 Follington, Zuccoli, NT 0832

## House For Sale

Friday, 3 May 2024

15994 Follington, Zuccoli, NT 0832

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 510 m2**

**Type: House**



Luke O'Brien

## 12 YEAR LEASE!!!

AN INVESTMENT WITH A SECURE, LONG-TERM TENANT – DEFENCE HOUSING AUSTRALIA! 12 year lease locked in before you build!!! Increased to \$760 per week minimum, at commencement. Personal Property Partners NT are proud to present 15994 Follington st Zuccoli - TITLED LAND, READY TO BUILD!! An investment with a secure, long-term tenant – Defence Housing Australia Each year, Defence Housing Australia (DHA) rents quality properties directly from investors to house Defence members and their families. DHA has assessed these property plans, inclusions and locations and confirm the property meets DHA requirements. DHA has committed to a long-term lease on completion of construction, if delivered to the agreed specifications. DHA is not the vendor of the property. DHA offers a long-term lease, with guaranteed\* rental income and a range of property care services. The benefits of leasing to DHA include: - guaranteed\* rental income - long-term leases of up to 6, 9 or 12 years, with the possibility of extension - rent paid in advance, even when the property is vacant - periodic property inspections - property care including most non-structural repairs\*\* - market rent review service (periodically reviewed by an independent licensed valuer) - one service fee (deducted monthly from rental payments) - online services portal to view and manage your property - monthly statements - property professionally cleaned at lease end, returned with all appliances working and grounds tidy. Multiple turnkey packages available, built with reputable Darwin builder Andrew Harvey Building Inclusions - 600 x 600 tiles throughout - 2340 internal doors - 2700 internal ceiling - 20mm stone bench tops. - Westinghouse stainless appliances - Soft close drawers & doors to kitchen - Fridge tap - Walk in pantry - Built in solid robes with mirror doors - Full laundry cabinetry - Daikin air-conditioning and ceiling fans to all living areas including bedrooms - Clipsal switches - Led lighting - Home is wired for NBN, Data - Gainsborough door hardware - Security screens to all opening doors and windows - Blinds to living areas, bedrooms and laundry - Complete landscaping - chainmesh fencing & tubular wings - Zuccoli Village Design Guideline compliance - Landscaping, Fencing, Letterbox & Driveway For more information about leasing 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>. Disclaimer: The information provided in this advertisement is for general informational purposes only and does not constitute an offer or contract. Images are for illustrative purposes, as house not yet constructed. All renderings, images, floor plans, and specifications are subject to change without prior notice. The house and land package described herein are subject to availability and may be sold or withdrawn at any time. The depicted property and its features are artistic representations and may vary from the actual construction. The dimensions, sizes, and areas mentioned are approximate and may vary. Prospective buyers are advised to conduct their own independent research and inspections to verify the accuracy of the information provided. The developer, real estate agent, and their affiliates shall not be held liable for any errors, omissions, or inaccuracies in the advertisement content or any decisions made based on such information. Prices, promotions, and incentives mentioned are subject to specific terms and conditions. This advertisement is not intended to solicit properties already listed for sale or buyers under an exclusive buyer agency agreement. Defence Housing Australia (DHA) and Personal Property Partners NT do not guarantee, warrant, or represent that the information contained in this advertising and marketing material is free from errors or omissions. Illustrations and photographs are to be regarded as indicative only. Any interested parties should make their own enquiries, seek expert advice, and review the contract terms. Prices are subject to change without notice. This advertising and marketing material does not form part of the contract of sale. A copy of the pre-commitment offer to lease and associated documents can be provided on request.