

**22 Cycad street, Lee Point, NT 0810**

**House For Sale**

Wednesday, 24 April 2024

22 Cycad street, Lee Point, NT 0810

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 486 m2**

**Type: House**



Luke O'Brien

**\$818,700**

12 year government lease locked in before you build!!! Rent \$770 per week minimum, at commencement. Personal Property Partners NT are proud to present 22 Cycad street - TITLED LAND, READY TO BUILD!! An investment with a secure, long-term tenant – Defence Housing Australia. 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 on this house and land package, which includes:

- guaranteed commencement rent of \$770 with an updated rent review within three months of the expected build completion
- long-term lease of 12 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. 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-Built in solid robes with mirror doors-Full laundry cabinetry-Daikin air-conditioning and ceiling fans to all living areas including bedrooms-Clipsal switches and fans-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-Lee Point 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.