

3/161-167 Caringbah Road, Caringbah, NSW 2229



Townhouse For Sale

Tuesday, 28 May 2024

3/161-167 Caringbah Road, Caringbah, NSW 2229

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 118 m2

Type: Townhouse



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Contact Agent

Looking for an investment with a guaranteed rental return? Then look no further than this captivating three bed, three bath double lockup basement garage townhouse in a quiet street, that prioritizes comfort and ample space. Very close to the water at Port Hacking Bay and featuring a garden courtyard front and rear conveniently connected to the Open-plan Kitchen, Living, and Dining area. There is plenty of room for everyone to relax, while several user-friendly outdoor areas seamlessly blend the natural surroundings with the home's interior. Key highlights include:- Expensive Stone Gas Kitchen equipped with premium appliances and a 40mm Stone Benchtop with breakfast bar- Carpeted throughout- Rear covered Courtyard perfect for Alfresco dining and entertaining- Ground floor Dining room, Living room, Laundry and Bathroom- Three bedrooms upstairs with two bathrooms offering leafy views and a balcony oasis- Generous double lock-up garage with storage and direct internal access to house- Ducted Air conditioning - Security block just steps away from Local shops, Schools and Restaurants- Walking distance to Port Hacking bay- Guaranteed DHA Lease and rental income until November 2027 with yearly Increases.- Rental Income approx. - \$3978.62 per month- Strata Payment approx. - \$1552.69 per quarter PLEASE NOTE: This property is for sale on behalf of a Defence Housing Australia lessor and has a Defence Housing Australia lease in place. Visit dha.gov.au to learn the benefits of investing in Defence Housing Australia property. In accordance with DHA regulations, we advise that this property will only be available for private inspections and to pre-qualified buyers. DHA lease benefits- DHA guarantees to pay the rent even if the property is vacant- DHA Property Care, an all-inclusive service fee, covers a range of property related services- The property is cleaned at the end of each tenancy period- The lessor may also be entitled to a lease-end make-good (refer to the DHA Lease Agreement)- Lease reviewed every 31st of December of each year Get in touch to arrange a private inspection, contact Dejan on 0429 507 176. Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own inquiries. Images and furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate. All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision.