

63 McCauley Avenue, Googong, NSW 2620



House For Sale

Friday, 3 May 2024

63 McCauley Avenue, Googong, NSW 2620

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 225 m2

Type: House



Robert Saba
0477008070



Stephen Jurinic
0287768000

\$1,137,180

Secure your future with this fantastic opportunity to own a brand new rental property that provides a long-term investment of up to 12 years, with guaranteed* rental income and a range of property care services. FULL TURN-KEY INCLUSIONS- Stylish Metro facade- Ducted Actron reverse cycle air conditioning- 20mm stone benchtops to kitchen- 600mm Westinghouse stove and oven- 2590mm ceiling height to ground floor- Tiles to living areas- Carpets to bedrooms- Chainless vertical blinds & flyscreens- Quality 3 coat paint system- Landscaping & fencing to front & rear yard- Clothesline & letterbox- 'Coloured On' concrete driveway- 7 Star Basix rating- Fixed Site costs- Construction program expected to be 6-8 months from purchase of land.- NB: Roofing will be tiles DHA LEASE Guaranteed* rental income \$825 per week. 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 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.* 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>. Defence Housing Australia (DHA) and Brolen Homes Pty and Set and Forget Investments Pty Ltd 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.