

Address available on request, Amaroo, ACT 2914



House For Sale

Thursday, 30 November 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



Phil Smith
0451502105



Lauren Myles
0422635679

By Negotiation

Please note, this property is on a fixed-term lease with DHA. This property cannot be lived in until after the DHA lease expires. INVESTORS: If you are searching for a stress-free low maintenance investment this beautiful 4-bedroom home may be the perfect fit. There's a secure DHA (Defence Housing Australia) lease in place with your rent guaranteed until the end of the lease in March 2028. Currently rented at \$840 per week, the peace of mind a DHA leased property provides is unrivalled. The property is wonderful four-bedroom ensuite home set in the highly desirable suburb of Amaroo. It has a highly functional floorplan, and you'll love the proportions of the rooms throughout the home. The home has recently undergone tasteful refurbishment and some modifications to suit the DHA's requirements. The home has more than 190m² of quality internal living space. Featuring a lovely blend of formal and informal living areas you'll immediately notice the generosity of the rooms, the nice neutral themes, and tones throughout. All rooms also feature a garden outlook with natural light streaming throughout. The main living and dining area is a separate living space. It's light, it's roomy. Not to forget the family room and kitchen. Another large living space that overlooks the rear garden. The kitchen has been recently updated and with an abundance of bench and cupboard space, quality gas appliances, a dishwasher, and a large walk-in robe you'll love cooking in your new home. You can also keep an eye on what's happening in the garden easily from the Kitchen. The block is lovely and flat and easy care. The bedrooms flow from the Main living areas with the master bedroom and ensuite segregated and overlooking the lovely front garden scape. The remaining 3 bedrooms are very spacious, and all features built in robes. Benefit from ducted gas heating in winter, internal access to the double garage with remote control door and loads more off-street parking. Inspections of this property will be held by private appointment only. DHA:- Lease start date: 21/03/2022- Lease end date: 20/03/2028- Rent: \$840 per week with an annual review- Management Fee: 16.5% Incl GST Features: • Lovely modern four-bedroom ensuite home set in lovely location • Walking distance to local School • Close to the Coles and Aldi supermarkets • Wonderful floor plan with natural light • Formal and informal living areas • Spacious kitchen with dishwasher, gas cooktop and excellent storage space • Built-in robes to all bedrooms • Ducted gas heating • Double garage with internal access and remote-control door • Enclosed private yard with double gated access Essentials: EER: 3 stars Living size: 191m² Block size: 660m² Rates: \$2,558 Land Tax: \$3,532 Year Built: 2001