

# Address available on request, Bruce, ACT 2617



## Apartment For Sale

Wednesday, 22 November 2023

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**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Tracee Stuart  
1300009411

**\$580,000**

Looking for a safe and secure option to get started or a stress-free investment to add to your portfolio? This generous size, 2 bedroom, 2 bathroom, 2 car apartment will appeal to the savvy investor. Just minutes away from: Canberra University, The Australian Institute of Sport and GIO Stadium, as well as an easy drive to the local Westfields and local schools. This well-located property has the added benefit of providing guaranteed rent to its owner as it is currently rented to Defence Housing Australia (DHA) until December 2024 with a further 3 year option. Property Features: Open plan 2 bedroom, 2 bathroom apartment with high-end modern finishes and entertainer's balcony plus secure basement/internal car spaces for 2 vehicles. Kitchen features an in-drawer, built-in dishwasher, AEG stainless steel appliances with gas cooking and spacious stone bench tops. Both bedrooms include built-in wardrobes and a dryer in the laundry. Reverse cycle cooling and heating Gas Hot water system Cable/Satellite TV Outlets Built: 2014 EER: 5 out of 6 stars Size (approx) Living space: 82sqm Balcony: 18sqm Car spaces: 1x 12sqm + 1x 15sqm - both car spaces opposite each other for easy access Storage cage: 2sqm Total Size: 129sqm Lease Details: Start Date: 18/12/2015 End Date: 17/12/2024 Option: 3 years (to be exercised at DHA's discretion) Rent: \$565PW (reviewed every December) Outgoings: Water: \$175.56pq Council: \$405pq DHA Service Fee: \$319.43 per month Strata/community levy: \$1,488.55pq Land Tax: \$496.03pq Nearby services & amenities: University of Canberra: 1.9km (2min) Australian Institute of Sport: 1km (2min) GIO Stadium: 1.3km (3min) Radford College: 1.9km (4min) North Canberra Hospital: 2.8km (5min) Westfield Belconnen: 4.8km (8min) Woolworths Dickson: 4.1km (8min) Canberra CBD: 7.3km (14min) DHA lease benefits: • DHA guarantee 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) 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](http://dha.gov.au) to learn the benefits of investing in Defence Housing Australia property. Photos are supplied under agreement by DHA and are for illustration purposes only. Information provided above has been obtained from various sources which we believe to be accurate. However, Hudson Property Agents accept no liability for any errors or omissions, including but not limited to floorplans, build date, land size and property condition. Interested parties should make their own enquiries and conduct their own due diligence in addition to obtaining legal advice from their appointed solicitor or conveyancer. In accordance with DHA regulations, we advise that this property will only be available for private inspections and to pre-qualified buyers. To find out more about this great investment opportunity please contact Tracee Stuart at Hudson Property, the Defence Specialists.