

Address available on request, Conder, ACT 2906

Sold House

Monday, 14 August 2023

Canberry.

Live Where You Love

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 762 m2

Type: House



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\$940,000

ADDRESS AVAILABLE ON REQUEST, CONDER 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 read about the benefits of investing in Defence Housing Australia property. What the Owners Loved... A secure investment property in the South of Canberra What you will Love... A set and forget investment for the next 3 years with the ability to move in once the lease is at an end. This investment-only property is for sale on behalf of a Defence Housing Australia lessor with another 3 years until the Defence Housing Australia lease expires. This stunning two-storey house is the perfect family home, with four bedrooms spread across 211sqm of living space on a 762sqm block. As you enter the property, the homes entrance will lead you through to a spacious open plan living and dining area, complete with a modern kitchen that's perfect for preparing meals and entertaining guests. The main bedroom is located downstairs and features built-in robes and an ensuite, while the three remaining bedrooms upstairs also have built-in robes and are serviced by the main bathroom. There's plenty of room for the whole family to relax and unwind in this home, with a large second living area downstairs, third upstairs and a spacious alfresco that overlooks the backyard. The house backs out onto reserve land, providing a peaceful and private setting for you to enjoy. With guaranteed year-round rental payments, whether the house is vacant or not, as well as the set and forget provisions a DHA investment property always offers, this is an excellent investment opportunity. Lease start date: 27/06/2014 Lease end date: 26/06/2026 Lease option: Used Right to vary: 1 x up to 12 months Extension or Reduction Rent: \$810 per week with annual review; paid as \$3,522.05 monthly Management Fee: 15% + GST Net Rent (excluding disbursements) \$2,940.91 At a glance.... - Spacious living over two levels on a generous 762m² parcel of land - The ground floor offers multiple living spaces with an easy flow to the backyard from the family room, the formal living has a lovely outlook over the private backyard backing onto Tuggeranong Hill Nature Reserve and views to Tuggeranong Hill- A modern kitchen includes generous walk in pantry and includes sit up breakfast bench- Stainless steel appliances includes gas cook top and electric wall oven - The master bedroom is generous in size and had a full wall of built in robes and ensuite - Upstairs siting alongside three large bedrooms is a rumpus room/sitting room perfect for the children to happily play - Two of the bedrooms upstairs have built in robes and all bedrooms have easy access to the main bathroom - The main bathroom provides separate toilet, shower and bathtub - Double lock up garage has access back the main entry of the home, via the laundry and external access to the side of the property - Ample storage throughout - A short drive to Condor shops and easy access to public transport- A serene location with beautiful views Property details... Ground Floor: 132.27sqm Upper Floor: 78.86sqm Total Living: 211.13sqm Alfresco:15.38sqm Porch: 3.33sqm Garage: 38.81sqm Total Build: 268.65sqm Block: 762sqm Built: 2010 EER: 4.5 UV: \$583,000 Rates: \$966pq (approx.) Land Tax: \$1,625pq (approx. only if rented) Gross Rent: \$810 per week (All measurements, amounts and values are approximate and not to be relied upon. Buyers to make their own enquiries.) Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.