

Address available on request, Franklin, ACT 2913



House For Sale

Saturday, 25 November 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 653 m2

Type: House



Tracee Stuart
1300009411

\$1,200,000

Coming off lease to DHA in April 2024 this property is perfect for a potential buyer to move into early next year and in the meantime collect guaranteed rent at \$840PW. The suburb of Franklin offers professionals with young families, retirees and upgraders a large choice of schools and close proximity to the light rail service with easy access to: Gunghalin Town Centre, Canberra's CBD and airport, and the Federal Hwy to Sydney. Property features: 4 bedrooms; main with ensuite and walk in robe additional 3 bedrooms with built in robes 2 bathrooms, main with separate toilet open plan modern kitchen with gas-top cooking and electric oven generous size family/meals room Separate living area Undercover patio Air conditioning Double garage with internal access and roller door access to rear yard Fully fenced back yard EER: 4.5 stars Built: 2009 Residence: 195sqm Garage: 38sqm Block Size: 652sqm DHA Lease: Rent: \$840PW Start Date: 28/04/2009 End Date: 27/04/2021 Option: 3 years (taken - new lease end 27/04/2024) Outgoings: Water: \$175.50 p/q Rates: \$1,896.79 p/q DHA: \$602.67 per month Land Tax (if applicable): \$1,471.08 p/q Nearby services & amenities: Franklin Early Childhood School: 0.86km Harrison School (Catholic): 0.94km Mother Teresa School P-6: 1.37km Palmerston District Primary School: 2.18km Gunghalin College Yr 10-12: 2.35km Franklin Shops (Woolworths): 1.1km (1min) Mapleton Ave Light Rail Station: 1.8km (3min) Gunghalin Town Centre: 3.6km (6min) 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) • A rental floor may apply to the DHA Lease Agreement (applicable to specific lease editions and applies to commencement rent). 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. Photos are supplied under agreement by DHA and are for illustration purposes only. Disclaimer: This advertisement is a guide only. Whilst all information has been gathered from sources deemed reliable we do not guarantee the accuracy of this information and ask purchasers to undertake their own enquiries. In accordance with DHA regulations, we advise that this property will only be available for private inspections and to pre-qualified buyers. If you would like to know more about this property please contact Tracee Stuart at Hudson Property, the Defence Specialists.