

Address available on request, Griffith, ACT 2603



Apartment For Sale

Tuesday, 11 June 2024

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Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Tracee Stuart
1300009411

\$619,000

Look no further for a 2 bedroom, secure investment property in the Axial Apartment complex. Centrally accessible from all Canberra's business and retail districts this Defence Housing Australia (DHA) leased property means the owner enjoys all the freedom of guaranteed income and stress-free property management. Property Features 2bed/2bath/1car Axial Apartment Complex Master bedroom with ensuite and walk-in robe Second bedroom with built-in robe Modern kitchen with stone benches Floor to ceiling tiling in both bathroom and ensuite Open plan living and dining with floor to ceiling windows and doors Balcony with access from both master bedroom and lounge Split system air conditioning Internal laundry with dryer One secure, underground car park Storage cage Complex: Gym, Communal lounge, BBQ facilities EER: 6.0 Built: 2015 Residence: 73sqm Balcony: 6sqm Car Space: 12sqm Storage cage: 1sqm Total Size: 92sqm DHA lease Rent (2024): \$ 640 PW (reviewed each year in December) Start date: 9 April 2017 End Date: 9 April 2026 Option: Used Right to Vary: 1 x up to 12 months Reduction and 1 x up to 12 months Extension (at DHA discretion) Outgoings (approx.): Water: \$186.73pq Rates: \$151.97 Strata: \$1068.60pq Land Tax: \$565.37pq DHA Service Fee (13% of rent): \$361.74 What's Nearby? Canberra Railway station: 850 m (2 min walk) Coles Manuka 1.3km (3min) Parliament House: 3.5km (6min) St Clare's College (Girls' High School) : 350m (1min walk) St Edmunds College (Boys School): 110m (1min walk) Canberra Grammar School: 2.5km (5min) ANU University: 7.6km (9min) Canberra Airport: 7.4km (11 min) 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 to learn the benefits of investing in Defence Housing Australia property. Photos are supplied under agreement by DHA and are for illustration purposes only. 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 of Hudson Property, the Defence Specialists.