

**Address available on request, Karabar, NSW 2620**



**Sold House**

Saturday, 3 February 2024

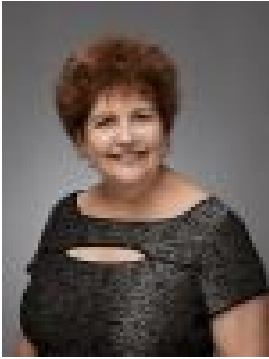
Address available on request, Karabar, NSW 2620

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Christine Shaw  
0262952433

**\$851,000**

DHA Lease: 26/06/2022 to 25/06/2028 Lease Option: Three years - which could mean a 25/06/2031 end of the lease The exercising of the Lease Option is at the discretion of DHA only Management Fee: 16.5% inc. GST with 52 weeks guaranteed rent each year Rent: \$770 per week with annual reviews Set in an Estate synonymous with grand residences at the foothills of Jerrabomberra, this desirable location in Karabar Heights offers a fantastic opportunity for investors or those forward-thinking owner/occupiers who know where they want to live at the end of the DHA lease. Located in an elevated cul-de-sac, this investment property built by Award winning Blakett Homes offers a superb design along with space, storage and a large floorplan to suit all families. This is the largest Defence Housing Australia four bedroom ensuite single level residence I have seen in my 15+ years of selling DHA mid-lease sale properties. The privacy of the front yard is fantastic with a full hedge. Upon entering the home, the wide entrance allows furniture for your coats, and the size of the segregated lounge / dining room will impress. As you continue to the family room, you'll again be impressed with the open plan and the flow to the private back yard with a pergola as third living space. The kitchen offers a plentiful amount of bench space and many more cupboards than are usual for a DHA investment. Again, bedrooms are larger than other DHA investments I have seen, and no bedrooms share a wall with another bedroom. The master bedroom is huge with space to spare with king-sized furniture, and all three other bedrooms are a very generous in size allowing for queen bed furniture. The kitchen boasts gas cooktop and a breakfast bar - perfect for the established family. The family room is positioned conveniently next to the kitchen and is also generously proportioned, with large windows throughout allowing a huge amount of sunlight to stream in at all times of the day. Contact Christine Shaw to organise a private viewing. Features: Estate developed in 2003/2004 with current sales over \$1.2m. Quality 2005 construction by Blakett Homes. Centrally located in Karabar Heights. Single level with exposed brick. Private hedged front yard. Wide hallway entrance able to accommodate a coat cupboard. Large segregated lounge room. Combined family room and kitchen area. Large breakfast bar. All four bedrooms have no shared walls with other bedrooms. Huge amount of bench space and cupboards in kitchen. King-sized master bedroom with ensuite and walk-in robe. Three other bedrooms all queen-sized with built-in robes. Pergola for outdoor entertaining. Ducted heating and cooling. Double garage with internal access. Low maintenance gardens. Walking distance to double gates opening to Mt Jerrabomberra Reserve Living: 195m<sup>2</sup> Garage: 39.42m<sup>2</sup> Pergola: 16m<sup>2</sup> Land Size: 760m<sup>2</sup> Land Rates: \$3569.30 pa Land Value: \$575,000 A DHA lease provides a guaranteed rental income - there are no vacancy periods - and your rent is paid monthly and in advance. This DHA investment equals "peace of mind" from a long lease and restoration provisions at lease end and other extensive DHA Property Care Services. 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) website to read about the benefits of investing in Defence Housing Australia property. Note: All figures and measurements are approximate only.