

Address available on request, Lane Cove North, NSW 

2066

## Apartment For Sale

Wednesday, 24 April 2024

Address available on request, Lane Cove North, NSW 2066

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 108 m2

Type: Apartment



Tracee Stuart  
1300009411

**\$935,000**

Offering outstanding facilities in the "Sevana" Complex, including: a gym, indoor swimming pool and 34 seat cinema; this luxurious, 2 bedroom apartment, is currently leased to Defence Housing Australia (DHA) until March 2026 + 3 year option. Receive guaranteed rent paid in advance monthly and hassle-free property management. Property features 2 bedrooms, both with built ins, main bedroom with ensuite 2 bathrooms Miele appointed kitchen, Caesar stone benchtops Open plan kitchen /dining/lounge room with balcony European style laundry with dryer Ducted air conditioning Lift access Secure underground parking + storage cage Internal living+ balcony 92sqm, car space 13sqm, storage cage 3sqm, Total size: 108sqm Built: 2015 In complex 34 seat cinema Gym Indoor swimming pool Café Visitor parking DHA lease Lease start date: 20 March 2016 Lease end date: 19 March 2026 Lease option: 1 x up to 36 months Right to vary: 1 x up to 12 months Reduction or Extension Important note: The 36 month option and the 12 month right to vary are at DHA's discretion. Rent (2024): \$800PW (rent reviewed every December) Outgoings Strata: \$1,804.30pq Water: \$171.41pq Council: \$373pq DHA: \$452.9 per month (13% incl GST of monthly rent) What's Nearby? Transport: Buses to Sydney CBD, Macquarie Shopping centre & Chatswood, Chatswood Interchange, Top Ryde Shopping Centre (Bus Stop 50m) Lane Cove Shops: 1.2km (5min) Chatswood Shopping Centre: 3.8km (10min) Lane Cove Public School: 1.6km (6min) Mowbray Public School is in the catchment: 1.2km (3 min or 15 min walk) Chatswood High School: 2.2km (5min) International Chinese School 3.6km (7min) St Ignatius College Riverview 3.2km (8min) 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, or if you would like to arrange an inspection, please contact Tracee at Hudson Property, the Defence Specialists.