

Address available on request, Ngunnawal, ACT 2913

STONE

Sold House

Monday, 14 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 405 m2

Type: House



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\$900,000

Please note, this property is on a fixed-term lease with DHA. This property cannot be lived in until after the DHA lease expires. INVESTORS: If you are searching for a stress-free low maintenance investment with fantastic scope for capital growth, this beautiful 4-bedroom home situated on a corner block over-looking the reserve, located in Broadview Estate in Ngunnawal will suit you perfectly! There is a secure DHA (Defence Housing Australia) lease in place with your rent guaranteed until the end of the lease in January 2029. Currently rented at \$765 per week, returning an excellent investor yield. Modern and spacious and perfect for investors looking for good long-term growth and the security of guaranteed rent from a DHA (Defence Housing Australia) lease. 4 bedroom DHA secure lease homes are rare as hens teeth in this up market area. Even if the property is without a tenant for some time, DHA will still pay the rent while it's vacant. At the end of the lease, you can make the choice to sell, rent out or live in yourself after DHA conduct their end of lease make good. Broadview enjoys a beautiful setting in a scenic location in close proximity to Gungahlin Town Centre with shops, restaurants, cafes, schools & community facilities. Enjoying spectacular views of Black Mountain, Canberra Stadium & the Brindabellas, Broadview incorporates green open spaces, playgrounds & walking paths. DHA:- Lease start date: 30/01/2017- Lease end date: 29/01/2029- Rent: \$765 per week with an annual review- Management Fee: 16.5% Incl GST Features Overview:- North-facing to the right side of the property- Situated on a corner block, over-looking reserve - Single-level floorplan, free-standing separate title home- NBN connected with FTTP- Age: 7 years (built in 2016)- EER (Energy Efficiency Rating): 6 Stars Sizes (Approx)- Internal Living: 147.80 sqm - Alfresco: 10.8 sqm- Porch: 1.82 sqm- Garage: 40.60 sqm- Total residence: 201.02 sqm- Block: 405 sqm Prices- Rates: \$599 per quarter- Land Tax (Investors only): \$910 per quarter Inside:- Master suite with walk-in robe and ensuite - Spacious bedrooms all with built-in robes- Main bathroom with bath and separate toilet- Open-plan, informal living and dining- Formal living - Modern kitchen with gas cooktop, electric oven and ample storage- Breakfast bar- Ducted reverse cycle heating and cooling- Instantaneous gas hot water- Laundry room with external access and ample storage- Double garage with internal access Outside:- Back alfresco, perfect for entertaining - Easy to maintain front and back garden- Fully enclosed back yard Construction Information:- Flooring: Concrete slab- External Walls: Brick veneer and compressed cladding- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Aluminium window frames to all windows except the front door which has a timber window installed- Window Glazing: Double-glazed windows to all the windows except the front door- Wall Insulation: Thermal insulation value approximately R-2.0 with reflective foil- Roof Insulation: Thermal insulation value approximately R-4.0 with anticon roof blanket Ngunnawal has quickly established its reputation as one of the most family-friendly suburbs to live with exceptional schools and parks, an off-leash dog park within walking distance, and a great local shopping precinct. The Casey Marketplace with its abundance of restaurants, pubs, and cafes is just a few minutes drive and the Gungahlin Town Centre is less than 10 minutes by car. 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. Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims 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 make further enquiries.