

Address available on request, Parap, NT 0820



Sold Unit

Monday, 14 August 2023

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Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 132 m2

Type: Unit



Simon Connelly
0889428942

\$445,000

This is an outstanding investment opportunity currently leased to DHA (Defence Housing Australia) until January 2027. A safe and secure investment opportunity that's located in a great location and popular Darwin suburb of Parap, that currently offers an outstanding estimated gross return of 6.2% yield. You can sit back and relax with peace of mind that your new investment property is being looked after by DHA (Defense Housing Australia). Combined with an above average return, under the lease terms DHA offers a Property Management Service, Repair and Maintenance Service, Emergency Repair Service, Restoration Service and Market Rent Review Service. An attractive investment opportunity for local and interstate investors, private self-managed superannuation funds, astute investors looking for security and a high value tenant, and those seeking quality additions to an investment portfolio. This property is for sale on behalf of a DHA lessor and has a DHA lease in place, please visit dha.gov.au to learn about the benefits of investing in DHA property.

The Property: A modern 2-bedroom x 2-bathroom x 2 car park apartment located in a great location and popular Darwin suburb of Parap. This property is nicely tiled and airconditioned throughout, with modern designs and finishes, galley style kitchen with island bench that includes double kitchen sink, decent size built in cupboards in both bedrooms and an ensuite in the master bedroom, internal storeroom and a reasonable sized balcony. The property is fully security screened and the building features include an intercom, security gate access, a lift and there is a swimming pool in the complex. This property is located in the desired popular Darwin suburb of Parap, close to popular schools, shopping, food & entertainment, public transport and all your required essential services.

The Lease* The current lease expires on 7th January 2027.* The current rent is \$535 per week, representing an estimated 6% gross return.* The variable Extension Period is 36 months. In accordance with DHA regulations, we advise that this property will only be available for private inspections and to pre-qualified buyers. Photos are supplied under agreement by DHA and are for illustration purposes only. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

Other important information: Area Under Title: 132 sqm Year built: 2013 Council Rates: \$1,675.00 p.a. (approx.) Body Corporate Manager: Elite Strata Management* Admin Fee: \$1,106.67 p.q. (approx.)* Sinking Fund: \$85.70 p.q. (approx.) Status: Currently Leased to DHA until 7th January 2027 Current Rental Return: \$535/week Easements as per Title: Sewerage Easement to Power and Water Corporation Preferred Settlement Period: 45 days or variation upon request Preferred Deposit: 10% or variation upon request** This property is available for private inspection only - please call Simon Connelly on 0411 210 744 or email simon@ofndarwin.com.au**