

**Address available on request, Rouse Hill, NSW 2155**



## House For Sale

Sunday, 3 December 2023

Address available on request, Rouse Hill, NSW 2155

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Tracee Stuart  
1300009411

**\$1,300,000**

This stylish, 2 storey, townhouse in Rouse Hill, just minutes from childcare and schools, is perfect for investors looking for the security of long-term tenants and guaranteed rent. Leased to Defence Housing Australia (DHA) until 2029 with an additional 3 year option for DHA to use, investors can sit back and let DHA do all the hard work. Property features: 3 bedrooms; master with ensuite and balcony, all bedrooms with built in wardrobes 2 bathrooms Additional upstairs rumpus/sitting room with separate balcony Open plan kitchen/living & dining rooms leading to both an outdoor porch and Large undercover entertaining area modern kitchen complete with island bench, gas cooktop & electric oven Powder room with 3rd toilet conveniently located on the ground floor reverse cycle ducted air- conditioning Alarm system single garage with internal access and access to rear yard Fully fenced back yard with low maintenance landscaping throughout garden shed for storage Built: 2011 Land size: 262sqm Outgoings Rates: \$354.87 pq Water: \$272.65 pq DHA: \$538.09 per month (16.5 % of rent for management and maintenance) What's Nearby? Distance to amenities (approx): Rouse Hill Shopping Centre (Woolworths, Coles & specialty stores): 1 km (2min) Rouse Hill Railway station: 1.4 km (4min or 15 min walk) Norwest Business Park: 7.2 km (13min) Ironbark Ridge Public School 1.3km (3min) Rouse Hill High School: 1.3km (3min) Hills Grammar: 10.2km (15 min) Lease details: Current weekly rent: \$750p.w (rent reviewed to market every December) Lease end date: 21 Feb 2029 Option available: 1 x up to 36 months and 1 x up to 12 months Extension All options and variations are in favour of DHA. (refer to the DHA Lease Agreement) 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](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.