

Address available on request, Voyager Point, NSW



2172

Duplex/Semi-detached For Sale

Friday, 1 March 2024

Address available on request, Voyager Point, NSW 2172

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 300 m2

Type:

Duplex/Semi-detached



Tracee Stuart

1300009411

\$1,050,000

Set in the family friendly suburb of Voyager Point, this double storey, 3 bedroom + study duplex, is now for sale to an investor seeking to secure a property in this tightly held suburb. With guaranteed rent for 3 years, this is a rare opportunity not to be missed.

PROPERTY FEATURES

- 3 bedrooms + study
- main bedroom with ensuite and walk in robe
- Additional 2 bedrooms - both with Built in robes
- 2 well appointed bathrooms
- Convenient 3rd toilet/powder room downstairs off laundry
- Open plan lounge/kitchen/dining
- Modern kitchen, gas top cooking and electric oven
- Single remote garage with internal access
- Fully fenced backyard with undercover outdoor entertaining area
- Air conditioning and ceiling fans
- Garden shed, clothesline
- Built: Circa 2014
- Land size: 300.1sqm

DISTANCE TO AMENITIES (approx.):

- East Hills Train station: 1.7 km -walking distance -23mins or 15 mins drive
- Holsworthy Train Station: 2.8 km (6 min drive to commuter car park)
- Wattle Grove Shopping Village: 4.4km (7min)
- M5/M7 motorway: 10km
- Liverpool CBD & Westfields: 8.8km(16min)
- Sydney CBD: 40 km

LEASE FEATURES

- Rent (2024): \$750 per week
- DHA Management Fees: 16.5% inclusive of GST
- Lease Edition: 6B
- Lease end date: 19/03/2027
- Lease option: Used

OUTGOINGS (approx)

- Water: \$171.41 per quarter
- Council: \$437.00 per quarter
- DHA Service Fee: \$538.09 per month

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)

**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. **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. To find out more about this great investment opportunity, or if you would like to arrange an inspection, please contact Tracee Stuart at Hudson Property, the Defence Specialists.