

Address available on request, Campbell, ACT 2612



Unit For Sale

Saturday, 9 December 2023

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Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Tracee Stuart
1300009411

\$530,000

Looking to get into the market with guaranteed rent? Then look no further for a perfect, well located, north facing, secure investment property. This one bedroom apartment is on the top floor of a modern complex and is walking distance to the shops. Currently leased to Defence Housing Australia (DHA), with yearly rent reviews, enjoy all the freedom of guaranteed income and stress-free property management. PROPERTY FEATURES: 1 bedroom with large built in robe 1 bathroom Combined lounge/dining with kitchen north facing balcony and entry area internal laundry with dryer reverse cycle air conditioning/heating 1 secure basement car space plus storeroom EER: 6.0 Built: 2012 Residence: 49 sqm Balcony: 5 sqm Single secure car space: 13 sqm Storeroom: 1 sqm Total Size: 68 sqm WHAT'S NEARBY? Distances & times are approx. Campbell Shops: 900m (3min walk) Central Canberra Centre Shopping Mall: 2.7km (5min) Campbell Primary School: 500m (1min) Campbell High School: 2.1 (4min) Australian National University (ANU): 3.6km (5min) Parliament House: 3.9km (8min) OUTGOINGS: DHA Mgt Fee: \$282.68 per month (13%) Strata: \$1,117.33 (Admin: \$740.04 + Sinking Fund \$377.29) Land Tax: \$757.62 p/q Council Rates: \$565 p/q Water levies: 175.56 p/q LEASE DETAILS: Current weekly rent: \$500 p/w Lease end date: 28/04/2026 Extension of term: 1 x up to 12 months (refer to the DHA Lease Agreement) All options and variations are exercised at DHA's discretion 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 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. If you would like to know more about this property please contact Tracee Stuart of Hudson Property, the Defence Specialists.