

**Yathong Rd, Caringbah, NSW, 2229**



**Apartment For Sale**

Friday, 2 August 2024

Yathong Rd, Caringbah, NSW, 2229

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## INVESTORS ONLY- WELL LOCATED, TWO STOREY, 3 BEDROOM APARTMENT, (231sqm) GUARANTEED RENT - DHA LEASE NOV 2026

This contemporary, oversized, 3 bedroom apartment represents a wonderful opportunity to a discerning investor looking for guaranteed rent with a quality tenant and stress free property management. The property is on lease to Defence Housing Australia (DHA) until Nov 2026. Current Gross Rent: \$940 pw (rent is reviewed every December). Everything you need from shops to transport, schools, beaches and hospitals are no more than a few minutes' drive. You will be tempted to move in once the lease is up!

### Property Features

#### Upstairs

3 bedrooms – all with built ins, master with 2 built ins and ensuite, bedroom 3 with balcony

2 bathrooms- main with both bath and shower

Linen press

#### Downstairs

Undercover entryway

additional storage space- cloak cupboard and linen press

large separate lounge room

Laundry with convenient 3rd toilet

open plan Kitchen to dining room

undercover porch

Neutral colour scheme

Quantum Quartz bench tops and Bosch appliances and gas cooktop

Ducted air conditioning and ceiling fans throughout

Intercom

Secure remote oversized double lock up garage with internal access

Total Size: 231sqm

Basement (garage floor) : 62sqm (2x car spaces approx. 25sqm, Front courtyard 11.52sqm approx., Rear courtyard: 25.27approx)

Ground floor – residence+ 2xporch 105sqm

First Floor- residence: 64sqm

### Complex

Built Circa: 2009

18 apartments with 4 underground visitor car spaces plus a car wash bay

### Defence Housing Australia (DHA) Lease

Rent: \$940 PW (rent is reviewed every December)

Lease Start Date: 13 Nov 2014

Lease End Date: 12 Nov 2026

Lease option: Used

Right to vary: 1x up to 12 months Reduction or Extension

Important Note: The 12 month right to vary is at DHA's discretion

### What's Nearby?

Transport/Shopping/Beaches/Hospital/Schools

Caringbah Train Station: 800 m (12 min walk) or 2.1km (4min drive)

Woolworths Caringbah: 950m (3 min)

Caringbah Shopping Village: 1km (4 min drive or 11 min walk)

Sutherland Hospital: 1.6km (3min)

Woollooware Golf Club: 1.5km (4min)

Westfield Miranda: 3km (5min)

Cronulla Beach: 3 km (6min)

Burraneer Public School: 1.3km (3min or 19 min walk)

Caringbah Public School: 1.5km (3min or 22min walk)

Caringbah High School: 1.7km (4 min or 24 min walk)

De la Salle Catholic College Private (Years 7-10): 800m (2 min or 12 min walk)

Endeavour Sports High School 7-12: 2.1km (5min)

#### Outgoings

DHA Service Fee: \$531.43 per month (management and maintenance)

Strata: \$1444.94pq

Council: \$358.60 pq

Water: \$381.40 pq

#### DHA lease benefits:

- DHA guarantee to pay the rent regardless of whether the property is occupied.
- DHA Property Care, an all-inclusive service fee, covers a range of property related services.
- Zero re-letting fees for the length of the lease.
- The property is professionally 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)
- A rental floor may apply to the DHA Lease Agreement (applicable to specific lease editions and applies to commencement rent).

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 a Floorplan, lease dates, build date, land size, floor plans and 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.

**\*\* A note for Owner Occupiers -This property is sold with a DHA (Defence Housing Australia) lease in place which offers significant benefits to the investor however can't be occupied by the owner/s until the lease ends \*\***

In accordance with DHA regulations, we advise that this property will only be available for private inspections and to pre-qualified buyers and must be coordinated by the agent with the tenants.

If you would like to arrange an inspection please contact Tracee Stuart of Hudson Property Agents- the Defence Property Specialists.