

**(D.H.A) Defence Housing Australia, Andrews Farm,  
SA 5114**



**House For Sale**

Friday, 19 January 2024

(D.H.A) Defence Housing Australia, Andrews Farm, SA 5114

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 450 m2**

**Type: House**



Kylie Mahoney  
0488197330

## Contact Agent

This property is for sale on behalf of a DHA lessor and has a DHA lease in place. Visit [dha.gov.au](http://dha.gov.au) to learn about the benefits of investing in DHA property. Currently under lease to Defence Housing Australia (DHA) until 2025 at \$480 per week, an ideal consideration for local & interstate investors, private superannuation funds, astute investors looking for security and a high value tenant, and those seeking quality additions to an investment portfolio. Please note that DHA leased properties have regular rent reviews to keep up with increasing rents in the market place. Weekly rent: \$480 Lease end date: 29/04/2025 Next rent review: 31/12/2024 Right to vary: 1 x up to 12 months Reduction and 1 x up to 12 months Extension Situated in the well sought precinct of Andrews Farm located north of the Adelaide CBD and in close proximity to the RAAF Base Edinburgh. This modern family home offers three bedrooms, the master complete with ensuite and walk-in robe whilst Bedrooms 2 and 3 are complete with built in robes. The kitchen is well appointed and features ss appliances, plentiful bench space with island breakfast bar and overhead cupboards together with pantry and services the open plan living and meals area. The formal living / dining area to the front of the home compliments the already generous floor plan. The home is also complete with additional storage and ducted evaporative cooling and ducted gas heating. The outdoor alfresco area is under main roof and is located opposite the kitchen and provides a great space for outdoor living and entertaining. The double garage provides ample off-road parking. Situated on a generous 450sqm allotment, the property is within short distance to local reserves and sporting ovals, Elizabeth and Munno Para shopping precinct, private and public schooling and public transport. This property ticks all the boxes for an astute investor with an exceptional term of investment with a secure and reliable tenant being Defence Housing Australia until 2025. Other features that enhance the investment:- Double garage under the main roof- Rear alfresco for entertaining- Generous floor plan with 3 bedrooms- Kitchen with gas cook top, overhead cupboards, plentiful bench space and pantry- Formal and casual living spaces- Fully established front and rear gardens- Surrounded by other quality establish homes- Easy access to parks, schools, shops and Edinburgh Base Specifications: CT - 6006/807 Council - City of Playford Title - Torrens Title Built - 2009 Land - 450 sqm

**\*\*This property is available for private inspection only\*\*** In order to view this property, you must book an appointment with Kylie Mahoney on 0488 197 330 or Peter Souter on 0488 197 330 and register prior to access. We are here to help so please contact us for further details. The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you.

**\*\*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.**