

**(D.H.A) Defence Housing Australia, Evanston
Gardens, SA 5116**



Sold House

Saturday, 12 August 2023

(D.H.A) Defence Housing Australia, Evanston Gardens, SA 5116

Bedrooms: 3

Bathrooms: 2

Area: 375 m2

Type: House

\$491,000

Currently under long term lease to Defence Housing Australia (DHA) until 2026 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. This property is for sale on behalf of a DHA lessor and has a DHA lease in place visit dha.gov.au to learn about the benefits of investing in DHA property. Weekly rent: \$480.00 Lease end date: 16/10/2026 Next rent review: 31/12/2023 Right to vary: 1 x up to 12 months reduction or extension Situated in the family friendly neighbourhood of Spring Field Waters Estate surrounded by parks, playgrounds and bike trails sits this beautiful family home. Boasting 3 generous sized bedrooms with the master bedroom complete with ensuite and walk-in robe whilst bedrooms 2 - 3 all offering built in robes. The open living space is perfect for families with the kitchen featuring plentiful natural light, overhead cupboards, island breakfast bar and pantry. The outdoor alfresco is located from the family room and provides a great space for outdoor living and entertaining. Complete with reverse cycle ducted heating and cooling. Situated on a generous 375sqm allotment, the property is in easy access to prestigious local schools, public transport, multiple shopping precincts, sporting facilities, reserves and the Northern Expressway. This property ticks all the boxes for an astute investor with exceptional long term investment with a secure and reliable tenant being Defence Housing Australia until 2026. Other features that enhance the investment:- Double garage under the main roof- Alfresco for entertaining- Generous floor plan with 3 bedrooms- Master with ensuite and walk in robe- Bedrooms 2 & 3 with built in robes- Kitchen with gas cook top, overhead cupboards, island breakfast bar and pantry- Fully established front and rear gardens- Surrounded by other quality establish homes- Easy access to parks, retail centres and schools Specifications: CT - 6035 / 526 Council - Town of Gawler Zoning - MPN - Master Planned Neighbourhood Built - 2010 Land - 375m2 **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 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 are 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. Ray White Gawler/Willaston RLA 269656