

**(D.H.A) Defence Housing Australia, Munno Para, SA**



**5115**

**Sold House**

Tuesday, 15 August 2023

(D.H.A) Defence Housing Australia, Munno Para, SA 5115

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 480 m2**

**Type: House**



Kylie Mahoney  
0488197330

**\$515,000**

Currently under long term lease to Defence Housing Australia (DHA) until 2025 at \$500 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](http://dha.gov.au) to learn about the benefits of investing in DHA property. Weekly rent: \$500.00 Lease end date: 17/01/2025 Next rent review: 31/12/2023 Right to vary: 1 x up to 12 months reduction or extension Situated in the well sought and fast-growing precinct of Munno Para located north of the Adelaide CBD and in close proximity to the RAAF Base Edinburgh. This modern family home offers four bedrooms, the master complete with ensuite and walk-in robe. Bedrooms 2 - 4 complete with built in robes. The kitchen is well appointed and features ss appliances, plentiful bench space, overhead cupboards together with pantry and services the open plan living and meals area. The formal living area to the front of the home compliments the already generous floor plan. The home is also complete with additional storage and ducted reverse cycle heating and cooling. The outdoor alfresco area is under main roof and is located off from the family room and provides a great space for outdoor living and entertaining. The double garage provides ample off-road parking. Situated on a generous 480sqm allotment, the property is within short distance to local reserves and sporting ovals, Playford Alive 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- Large floor plan with 4 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 - 6042/166 Council - City of Playford Council Rates - \$446 per quarter (approx.) Zoning - MPN - Master Planned Neighbourhood/ EAC-Emerging Activity Centre Built - 2011 Land - 480m<sup>2</sup> \*\*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 0404 046 710 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