

**(D.H.A) Defence Housing Australia, Salisbury East,
SA 5109**



Sold House

Tuesday, 5 September 2023

(D.H.A) Defence Housing Australia, Salisbury East, SA 5109

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Kylie Mahoney
0488197330

\$587,500

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. Currently under lease to Defence Housing Australia (DHA) until 2028 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: 01/09/2028 Next rent review: 31/12/2023 Lease option: 1 x up to 36 months Right to vary: 1 x up to 12 months Reduction 1 x up to 12 months Extension

This large family home is located in this relatively recent subdivision within walking distance to Tyndale Primary/High School, Salisbury East High school and Cobbler Creek Recreation Park with its vast walking nature trails and bike circuit, local reserves and easily accessible public transport that connects to the Salisbury Interchange for direct transport corridor to the city on the regular Train service. Close to the superb all new Saints Shopping Centre, Madison Park Primary School and local shops. Minutes to Parabanks and Golden Grove Village Shopping Centre. Surrounded by other quality homes this five bedroom family home offers a versatile floor plan with multiple generous size living areas that comprise of a formal lounge and large open plan casual meals and family area adjacent the modern kitchen that is complete with stainless steel appliances, pantry and plentiful cupboards and drawers and copious bench space with the island breakfast bar. The large Master bedroom features ensuite and walk in robe, whilst bedrooms 3-4 offer built in robes and serviced by a sparkling main bathroom and laundry. Other features include fresh neutral décor and ducted reverse cycle air conditioning to keep the elements at bay. Outside offers easy slide door access to a sensational under main roof alfresco area and a double driveway that leads to a double garage complete with auto roller doors and drive through access to the rear yard that would be ideal to park a trailer. The established gardens and lawn area are easy care low maintenance all set on a generous approx. 450sqm allotment with plenty of room for kids and pets to play. 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 2028 with a further 3 year opportunity. Other features that enhance the investment: Large versatile floor plan Four large bedrooms Kitchen with stainless steel appliances, overhead cupboards, drawer, pantry and island breakfast bar Formal and open living spaces Low maintenance established gardens Double garage and additional off-road parking Easy access to parks, schools, shops and the city

Specifications: CT - 5945 / 865 Title - Torrens Title Council - Salisbury Zoning - GN - General Neighbourhood Built - 2008 Council rates - \$468 approx p/q

****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 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. RLA 269656