

**Cantamessa Avenue, Gungahlin, ACT, 2912**



**House For Sale**

Wednesday, 14 August 2024

Cantamessa Avenue, Gungahlin, ACT, 2912

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Exceptional Investment in Gungahlin - Secure, High-Yielding DHA Property

Seize the chance to invest in a premium property within the thriving Gungahlin community. This well-maintained residence promises not only stability but also impressive returns, backed by a robust Defence Housing Australia (DHA) lease agreement with a guaranteed weekly rent of \$760 per week (reviewed yearly).

### Property Highlights:

- **Prime Location:** Nestled in Gungahlin, one of Canberra's most sought-after suburbs, offering proximity to key amenities, transport links, and educational facilities.
- **DHA Lease Security:** Benefit from a guaranteed rental income with a current lease in place until June 2029, ensuring consistent returns and zero vacancy risks.
- **Modern Living:** The property boasts 4-bedrooms and 2-bathrooms. It is situated on a large 454 sqm block, ensuring strong tenant appeal and minimal maintenance concerns.
- **Strong Growth Potential:** Gungahlin is renowned for its rapid development and capital growth prospects, making this an ideal addition to any investment portfolio.

This DHA property not only offers a secure and reliable income stream but also the potential for long-term capital appreciation. Don't miss out on this opportunity to invest in a high-demand area with the added security of a DHA lease.

\*PLEASE NOTE: This property is on a fixed-term lease with DHA. This property cannot be lived in until after the DHA lease expires.

\*PLEASE NOTE: Inspections will be strictly by APPOINTMENT only.

### Features Overview:

- Single level floorplan.
- East facing house.
- Grass median strip across the road to offer open plan style street.
- Located a short drive or a less than a 20 minute walk into Gungahlin Town Centre for shops, restaurants, transport, schools and other amenities.
- Located near outdoor activities and parks such as Yerrabi Pond.
- NBN connected with Fibre to the Premises (FTTP).
- Age: 21 years (built in 2003).
- EER (Energy Efficiency Rating) 4 Stars

### Sizes (approx.)

- Internal Living: 165 sqm
- Total residence: 203 sqm
- Block: 454 sqm

### Prices:

- Rates: \$792.64 per quarter
- Land Tax (Investors only): \$1,468.47 per quarter
- Current rental rate: \$760 per week

### Inside:

- Two large living areas
- Main bedroom at the front of the house
- Segregated area for other bedrooms and main bathroom
- North-facing lounge, dining and rumpus rooms
- Expansive tiled dining and family areas
- Large kitchen layout with quality appliances

- Separate linen room to laundry
- Separate washroom to bathroom
- Ensuite and walk-in wardrobe to main bedroom
- Ducted gas heating
- Ducted evaporative cooling

Outside:

- Wide pergola accessible from family and rumpus
- Grassy space outside
- Hedges from neighbours for privacy

Construction Information:

- Flooring: Concrete slab on ground
- External Walls: Brick veneer
- Roof Framing: Timber: Truss roof framing
- Roof Cladding: Concrete roof tiles
- Window Glazing: Single glazed windows

Being the original Defence family suburb of the Canberra, Gungahlin is highly sought after, featuring local kids' playgrounds at Yerrabi Pond, multiple schools, such as Gungahlin College and Burgman College (K-12), shopping centres, day cares, medical centres and an array of amenities including, cafes, restaurants, supermarkets (Aldi, Coles and Woolworths). Commuting to the city is a breeze with easy access to the light rail network.

Inspections:

Strictly by appointment only. Please enquire or call Bri Williams