

Cedar Street, Harrison, ACT, 2914

House For Sale

Friday, 27 September 2024

Canberry.

Live Where You Love

Cedar Street, Harrison, ACT, 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Melissa MartinSmith

Invest Now and Move in Later

ADDRESS AVAILABLE ON REQUEST, HARRISON

This property is for sale on behalf of a Defence Housing Australia lessor and has a Defence Housing Australia lease in place until March 2025. Visit dha.gov.au to read about the benefits of investing in Defence Housing Australia property.

In accordance with DHA regulations, we advise that this property will only be available for private inspections and to pre-qualified buyers.

At a glance.....

- A set and forget investment until March 2025 with the ability to move in once the lease is at an end.
- A solid four bedroom ensuited terrace home spread over two levels with 175m² of living space on an easy care 247m² block
- Two generous living spaces on the lower level of the home
- All four bedrooms are situated on the upper level of the home, along with the family bathroom. The master bedroom features an ensuite, and each bedroom is equipped with built-in robes for added convenience
- The modern kitchen is bathed in natural light and features stone benches and ample cupboard space, complemented by a double bowl sink, high-quality appliances including 900mm wide gas cooktop and 900mm under bench oven. No dishwasher is included in the sale of the property but provision for one to be installed at a later date.
- Covered outdoor entertaining area with low maintenance landscaping
- Detached double garage with access from laneway and rear garden access from garage
- Close to Carrick Park with playground equipment, an easy walk to the Light Rail and Gungahlin shopping precinct is just a short 6 minutes by car.

With guaranteed year-round rental payments, whether the house is vacant or not, as well as the set and forget provisions a DHA investment property always offers, this is an excellent investment opportunity.

- Lease start date: 9/3/2016
- Lease end date: 8/3/2025
- Lease option: Used
- Right to vary: Not required
- Rent: \$720 per week with annual review; paid as \$3,130.71 per calendar month
- Management Fee: 15% + GST
- Net Rent (excluding disbursements) \$2,614.14

DHA lease benefits:

- DHA guarantee to pay the rent even if the property is vacant.
- DHA Property Care, an all-inclusive service fee, covers a range of property related services including repainting of property internally and re-carpeting at the end of the lease
- The property will be professionally cleaned at the end of the lease

Property details...

- ? Ground Floor: 89.94m²
- ? Upper Floor: 85.11m²
- ? Total Living: 175.05m²
- ? Alfresco: 32m²
- ? Porch: 5.85m²
- ? Upper Level Balcony: 5.85m²
- ? Garage: 38.73m²
- ? Total Build: 213.78m²
- ? Block: 247m²
- ? Instantaneous Gas Hot Water
- ? Ducted Reverse cycle Heating and Cooling
- ? Built: 2007
- ? EER: 4.5
- ? UV: \$386,000 (2023)
- ? Rates: \$675.75 pq (approx.)
- ? Land Tax: \$1,149.60 pq (whilst leased)
- ? Water: \$201.00 pq (approx.)
- ? Gross Rent: \$720.00 per week

(All measurements, amounts and values are approximate and not to be relied upon. Buyers to make their own enquiries.)

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