

# Dulfer Street, Casey, ACT, 2913

STONE

## House For Sale

Thursday, 1 August 2024

Dulfer Street, Casey, ACT, 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

## **INVESTORS: A secure & fantastic investment opportunity**

Discover a fantastic investment opportunity with this family-friendly, Defence Housing Australia (DHA) property. Designed with comfort and practicality in mind, this well-maintained home offers a stable and secure rental income, backed by DHA's long-term lease agreements. Currently on a fixed term lease at \$735 per week until 2027, with a 3-year extension option.

The home features contemporary amenities and a thoughtful design, ensuring it appeals to a wide range of tenants. The north-facing open-plan living and dining area is bathed in natural light, creating a warm and welcoming atmosphere. An island kitchen, complete with quality appliances, makes meal preparation a breeze, while the dedicated laundry room adds to the home's convenience.

Outside, the low-maintenance yard is perfect. The property's excellent location, close to schools, parks, and transport options, enhances its appeal to prospective tenants. With DHA handling property management, investors can enjoy a hassle-free experience and peace of mind, knowing their investment is in capable hands.

\*Please note, inspections will strictly be by appointment only\*

### Features Overview:

- East facing
- Single level floorplan
- Located 2 minutes from Casey Marketplace for shops, eateries, cafes, transport options, schools and other amenities
- NBN connected with Fibre to the Premises (FTTP)
- Age: 10 years (built in 2014)
- EER (Energy Efficiency Rating): 5.0 Stars

### Sizes (Approx.)

- Internal Living: 141.30 sqm
- Garage: 38.50 sqm
- Porch: 3.3 sqm + pergola 10.5 sqm
- Total residence: 193.6 sqm
- Block: 465 sqm

### Prices:

- Rates + Water: \$912.11 per quarter
- Land Tax (Investors only): \$1,165.92 per quarter

### Inside:

- North-facing meals and living area
- Island kitchen layout
- Four spacious bedrooms, master with ensuite
- Large main bathroom
- Internal access to garage

### Outside:

- Pergola from living space
- Low-maintenance backyard space

### Construction Information:

- Flooring: Concrete slab on ground
- External walls: Brick veneer

Roof framing: Timber: Truss roof framing

Roof cladding: Concrete roof tiles

Glazing: Single glazed windows

Cooktop: Gas cooktop

Oven: Electric oven

Wall Insulation: Thermal insulation value approximately R-2.0

Ceiling Insulation: Thermal insulation value approximately R-5.0 with reflective foil

Casey is sought after for its village lifestyle – local cafes, pub, dog park, walking and biking trails and communal green spaces including wetlands – while only a stone's throw from Gungahlin town centre and 15kms to the CBD.

Springbank Rise was developed by multi-award winning developers Bovis Lend Lease. They are synonymous with designing and construction stunning residential communities. Featuring wider streets, large established trees, open parkland and ponds.

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