

Flos Greig Street, Watson, ACT, 2602



House For Sale

Saturday, 21 September 2024

Flos Greig Street, Watson, ACT, 2602

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



Christine Shaw
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OPPORTUNITY KNOCKS - actually it is bashing down the door

Auction (if not sold beforehand)

Date: Wednesday 30th October

Location: Blackshaw Manuka Boardroom, 27 Bougainville Street, Manuka

Time: 12.30pm Pre-Registration confirmation, with 1pm Auction

Defence Housing Australia end of lease: 20/12/2027

Lease options: Already exercised

Gross Rent: \$945.56 per week

Management Fee: 16.5%

Market Rent Review: 1st January 2025, with automatic 2.5% increase on 1/1/26 and 1/1/27 until the end of the lease.

For owner/occupiers: buy now and talk to your accountant about claiming 100% of the stamp duty, and receive guaranteed rent until you move in.

For investors: DHA investment properties are renowned as being excellent value for money with great returns - and this 2.5% automatic increase was not continued by DHA beyond 2007. Discuss options with DHA at the end of this lease, or continue renting the property in the private rental market.

The rarity of this opportunity, with a prized Inner North location, a rare 2.5% increase in 2026 and 2027, plus the flexible floorplan of either a five bedroom ensuite home with two living areas or a four bedroom ensuite home with three living areas means you need to keep reading.

On offer is this well maintained, contemporary five bedroom ensuite home built by Prestige Building Services to exacting standards, with a different floorplan to other DHA properties. There are not many DHA houses in the Inner North.

Upon entering the home, the large feature wall separates the entry to the large formal lounge and dining room. The living spaces provide plenty of room for both formal and informal entertaining, together with a well-equipped kitchen, complete with easy access to the back yard and outdoor entertainment areas.

The king-sized master bedroom suite (segregated from the other bedrooms) enjoys a walk-in robe and spacious ensuite. The remaining three bedrooms are all generously sized with built-in wardrobes, and the large fifth bedroom would be ideal as a third living area or study, with direct access to the pergola. The main bathroom has a separate bath, separate shower and a separate toilet. The laundry has direct outdoor access, and there is internal access to the house from the large double garage. Summers will be cool and winters warm in this stylish home as it is fitted with ducted gas heating and evaporative cooling.

Location-wise, you couldn't pick a better spot. With playing fields and open parkland only a minute's walk away, schools and local shopping nearby and Dickson, the light rail, and the City are all a short distance away. Nestled in a leafy area, close to reserves, wetlands and parks, be sure to consider this addition to your portfolio.

This Defence Housing Australia investment opportunity is unique. As the Inner North repeatedly shows in all the statistics, this property is located in a superb area with good capital growth, making it a positive tranquil retreat for the lucky owner at the end of the DHA lease.

The BIS Oxford December 2022 assessment of the DHA 16.5% management fee is available, proving it is a better solution for property investors as it includes maintenance. Set and forget.

Two private by-appointment times will be available to investors prior to the Auction and these will not be on the web

portals. Contact Christine Shaw to arrange a private viewing appointment.

Features Include:

- 2005 construction by Prestige Building Services
- Single storey five bedroom ensuite executive residence
- Feature wall at entrance, with separate formal lounge room
- Separate family room and meals area
- Stainless steel appliances with electric oven and gas cook top
- Large kitchen benchtops and corner pantry
- Master bedroom suite segregated from other bedrooms
- Ensuite and walk-in robe
- Three remaining bedrooms each with built-in robes
- Fifth bedroom option or as third living area or study
- Main bathroom with separate bath and shower
- Ducted gas heating and evaporative cooling
- Additional air conditioning unit in master bedroom
- Laundry with direct outdoor access
- Quality tiling in kitchen and family areas
- Carpet throughout lounge room and bedrooms
- Low maintenance gardens
- Large double garage with auto-opening door
- Private outdoor covered entertainment area
- Walk to bus, light rail, parks, shops and schools
- Easy access to arterial roads

This DHA investment equals "peace of mind" from a long lease, guaranteed rental income paid monthly in advance, restoration provisions at lease end and other extensive DHA Property Care Services.

Living Area: 198.85m²

Garage: 40.94m²

Pergola: 16m²

Total Residence: 255.79m²

EER: 4.0

Land Size: 518 m²

Land Value: \$806,000 (2024/2025)

Land Tax: \$7033 pa

Land Rates: \$3937 pa

Note: All figures and measurements are approximate.

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