

# James McAuley Cres, Wright, ACT, 2611

## House For Sale

Thursday, 26 September 2024

STONE

James McAuley Cres, Wright, ACT, 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Jess Smith

0410125475

## Investors: Guaranteed Rental Income Until 2031

\*Please note, this property is on a fixed-term lease with DHA. This property cannot be lived in until after the DHA lease expires\*.

INVESTORS: If you are searching for a stress-free low maintenance investment with fantastic scope for capital growth, this beautiful 4-bedroom, located in Wright will suit you perfectly! There is a secure DHA (Defence Housing Australia) lease in place with your rent guaranteed until the end of the lease in March 2031. Currently rented at \$950 per week, returning an excellent investor yield. Modern and spacious and perfect for investors looking for good long-term growth and the security of guaranteed rent from a DHA (Defence Housing Australia) lease.

Even if the property is without a tenant for some time, DHA will still pay the rent while it's vacant. At the end of the lease, you can make the choice to sell, rent out or live in yourself after DHA conduct their end of lease make good.

### DHA:

- Lease start date: 21/03/2019
- Lease end date: 20/03/2031
- Rent: \$950 per week with an annual review
- Management Fee: 15% + GST (10%)
- Net rent per month (excluding all fees): \$3,449.22

### Features Overview:

- North facing
- Single level floorplan
- NBN connected with FTTP
- Age: 10 years (built in 2014)
- EER (Energy Efficiency Rating): 5 Stars

### Sizes (Approx)

- Internal Living: 183.5 sqm
- Courtyard: 24.75 sqm
- Garage: 39.5 sqm
- Total Residence: 247.75 sqm
- Block Size: 495 sqm

### Prices

- Rates: \$849.75 per quarter
- Land Tax (Investors only): \$1471 per quarter

### Inside:

- Master bedroom with built-in robe and ensuite
- Additional bedrooms with built-in robes
- Bathroom with full-sized tub and separate toilet
- Cozy living area
- Open-plan family and meals space
- Spacious kitchen with an island bench
- Laundry with external access
- Double car garage
- Reverse cycle heating and cooling

### Outside:

- North facing courtyard, perfect for enjoying the sun
- Expansive backyard, offering plenty of space for outdoor activities and relaxation

Construction Information:

- Flooring: Concrete slab
- External Walls: Brick veneer
- Roof Framing: Timber: Truss roof framing
- Roof Cladding: Colorbond roof cladding
- Window Glazing: Double glazed windows

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](http://dha.gov.au) to read about the benefits of investing in Defence Housing Australia property.

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