

# Kubbadang Street, Ngunnawal, ACT, 2913

STONE

## House For Sale

Thursday, 26 September 2024

Kubbadang Street, Ngunnawal, ACT, 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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## Investors: Guaranteed Rental Income Until 2027

\*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 Ngunnawal 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 2027. Currently rented at \$810 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: 12/03/2015
- Lease end date: 11/03/2027
- Rent: \$810 per week with an annual review
- Management Fee: 15% + GST (10%)
- Net rent per month (excluding all fees): \$2,940.91

### Features Overview:

Single level floorplan

- NBN connected with FTTP
- Age: 10 years (built in 2014)
- EER (Energy Efficiency Rating): 5.5 Stars

### Sizes (Approx)

- Internal Living: 150.3 sqm
- Alfresco: 15 sqm
- Porch: 2.7 sqm
- Garage: 39.9 sqm
- Total Residence: 207.9 sqm
- Block Size: 419 sqm

### Prices

- Rates: \$588.75 per quarter
- Land Tax (Investors only): \$880.25 per quarter

### Inside:

- Master bedroom with built-in robe and ensuite
- Bedrooms all featuring built-in robes
- Well-appointed bathroom with a full-sized tub and separate toilet
- Inviting front living room
- Open-plan family and dining area with sliding doors leading to alfresco
- Modern kitchen with a breakfast bar
- Laundry with convenient external access
- Double car garage with internal access
- Reverse cycle heating and cooling

### Outside:

- Alfresco area perfect for dining and entertaining, opening onto a spacious and beautifully landscaped backyard, ideal for relaxation and outdoor activities.

Construction Information:

- Flooring: Concrete slab
- External Walls: Brick veneer
- Roof Framing: Timber: Truss roof framing
- Roof Cladding: Concrete roof tiles
- Window Glazing: Single glazed windows
- Wall Insulation: Thermal insulation value approximately R-2.0 with reflective foil
- Roof Insulation: Thermal Insulation value approximately R-4.0

Ngunnawal has quickly established its reputation as one of the most family-friendly suburbs to live with exceptional schools and parks, an off-leash dog park within walking distance, and a great local shopping precinct. The Casey Marketplace with its abundance of restaurants, pubs, and cafes is just a few minutes' drive and the Gungahlin Town Centre is less than 10 minutes by car.

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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