

Lot 314 Moscato Circuit, Angle Vale, SA 5117



House For Sale

Sunday, 23 June 2024

Lot 314 Moscato Circuit, Angle Vale, SA 5117

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 438 m2

Type: House



Dimitri Peppas

0413900370

\$711,900

This house and land package by Metro features four bedrooms, master suite with walk in robe and ensuite and an open plan versatile family, meals and kitchen area, plus a spacious alfresco under the main roof. Located in the popular and fast selling Nuova Vita at Angle Vale, hurry to not miss this opportunity 9 Year Fixed Guaranteed Term Residential Tenancy Agreement with DHA. ***This home is to be built and is not established*** Titles are proposed for NOVEMBER 2024. This house and land package includes Metro's full turnkey specification plus DHA specific specifications: FIXED PRICE & FULL TURNKEY Upgraded to 2.7m Ceiling Upgraded to 2.34m Doors Ducted Reverse Cycle Air Conditioning Kitchen with Overheads and Pantry 20mm Stone Benchtops to Kitchen, Bathrooms & Ensuite Stainless Steel Kitchen Appliances Chrome Finish to Tapware Tiles to entry, living, laundry, kitchen, wet areas and passage/halls Carpet To Bedrooms Built in Robes Holland Blinds to all windows Flyscreens to all non fixed windows Security Screens to Front Door, Sliding Doors and all opening Windows. Panel Lift Garage Door External Wall & Ceiling Insulation LED Lighting Gas instantaneous hot water Full Fencing, Clothesline, Letterbox & Landscaping Driveway and Perimeter Paths Alfresco under main roof Fixed Price Footings and much more! ***IMAGES ARE INDICATIVE

ONLY***-----AN INVESTMENT WITH A SECURE, LONG-TERM TENANT - DEFENCE HOUSING AUSTRALIA Each year, Defence Housing Australia (DHA) rents quality properties directly from investors to house Defence members and their families. DHA has assessed these property plans, inclusions and locations and confirm the property meets DHA requirements. DHA has committed to a long-term lease on completion of construction, if delivered to the agreed specifications. DHA is not the vendor of the property. DHA offers a long-term lease, with guaranteed* rental income and a range of property care services. The benefits of leasing to DHA include: • guaranteed* rental income • long-term leases of up to 6, 9 or 12 years, with the possibility of extension • rent paid in advance, even when the property is vacant • periodic property inspections • property care including most non-structural repairs** • market rent review service (periodically reviewed by an independent licensed valuer) • one service fee (deducted monthly from rental payments) • online services portal to view and manage your property • monthly statements • property professionally cleaned at lease end, returned with all appliances working and grounds tidy.* Rent may be subject to abatement under certain circumstances such as loss of enjoyment or amenity, or breach of lease terms. Rent is paid where the property is habitable. Should a property become uninhabitable during the term of the lease, or lessor breaches the lease terms, the rent may cease or abate, and the lease may be terminated by DHA. Guaranteed rent is subject to the terms of the lease. DHA does not take into account an investor's objectives or financial needs. Investors should always seek appropriate independent advice before making any investment decisions with DHA.** A comprehensive description of repairs included in our service and exclusions can be found in the Property Care Contract. For more information, please visit

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