

Polilight Street, Dunlop, ACT, 2615



House For Sale

Wednesday, 21 August 2024

Polilight Street, Dunlop, ACT, 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Gillian Thorn
0262952433



Christine Shaw
0262952433

Great Investment Opportunity

DHA Lease: 12/04/2021 - 11/04/2027

Lease Options: None

Gross Rent: \$730 per week

DHA Management Fee: 16.5% inc. GST

This home is available as an investment purchase only - rent is guaranteed for 52 weeks every year. Defence Housing Australia advertising shows "set and forget" as the under-pinning phrase of their sale and leaseback program – and that is certainly true. This large and light filled four bedroom ensuite home would suit those looking for an easy-care investment property to add to the portfolio.

For those with an eye for the future, in three year's time, you can be living here. For the investors, continuing as an investment is certainly an option.

This single level, spacious family home is positioned close to parklands with an easy stroll to Mag Place Playground and onward to the Dunlop Grasslands Nature Reserve. If you enjoy walking, cycling or running, this location is ideal for those pursuits.

The whole home, effortlessly accommodating all the changing needs of the modern family has a combined formal lounge and dining room which is separate from the large open plan informal living areas perfect for entertaining guests and enjoying quiet family time. Access onto the covered entertaining area is via the sliding glass door in the family room. The kitchen has a gas cook top, electric oven, vented rangehood and pantry. The main bedroom with walk in robe and ensuite bathroom is segregated from the three other bedrooms all of which have built in robes. The main bathroom has a shower, vanity and bath with a separate toilet.

Other features include a linen press in the hall, ducted gas heating and evaporative cooling, gas hot water, rainwater tank, private and low maintenance gardens.

Car accommodation is provided by a double garage with internal access and a remote-controlled panel door.

Viewing by appointment only by contacting Gillian Thorn and Christine Shaw.

Features:

Constructed in 2004

Two separated living areas

Tiled informal living area

Carpet to lounge/dining room and bedrooms

Good sized pantry and quality appliances

Wall oven and gas cooktop with microwave hutch

Segregated king-size master bedroom with walk-in robe

Ensuite bathroom

Bedrooms 2, 3 and 4 with built-in robes

Covered entertaining area accessed from the family room

Bathroom with separate shower and bathtub

Separate toilet

Laundry room

Ducted gas heating

Evaporative cooling

Gas hot water service

Double garage with internal access, panel-lift door and remote control
Private landscaped gardens with sandstone retaining wall
Easy walk to great open spaces and bike trails
Transport options and schools nearby
NBN connectivity – fibre to the node

Living: 176.8m²
Pergola: 18m²
Garage: 39.4m²
Total Residence: 234.2m²

EER 4
Land Size: 521m²
Land Value: \$408,000
Land Rates: \$2524 pa
Land Tax: \$3925 pa

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.

Note:

1. Figures and numbers are approximate only
2. Virtual styling used in photos