

# Robin Boyd Crescent, Taylor, ACT, 2913

STONE

## House For Sale

Friday, 23 August 2024

Robin Boyd Crescent, Taylor, ACT, 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House

## Calling all Investors!

INVESTORS: Are you looking for a stress-free, low maintenance investment with a fantastic scope for capital growth, then this beautiful 3-bedroom, 2-bathroom near new home is one you can't overlook.

There is a secure DHA (Defence Housing Australia) lease in place with your rent guaranteed until the end of the lease in July 2026. Currently rented at \$760 per week, returning an excellent investor yield. Spacious and perfect for investors looking for good long-term growth and the security of guaranteed rent from a DHA (Defence Housing Australia) lease.

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

\*Please note, inspections will strictly be by appointment only\*

### Features Overview:

- North facing living areas
- Double glazed throughout
- Single level floorplan
- Energy Efficiency Rating (EER): 6.0

### Sizes (Approx.)

- Internal living: 127.67 sqm
- Alfresco: 9.0 sqm
- Garage: 20.43 sqm
- Total residence: 157.10 sqm
- Block: 315 sqm

### Prices:

- Rates: \$726.79 per quarter, approx.
- Land Tax: \$1,203.44 per quarter, approx.
- Current rental rate: \$760 per week

### Inside:

- Two spacious living areas drenched with natural light
- Modern kitchen with stone bench top and walk in pantry
- Ensuite to master bedroom
- All rooms with built in robes
- Reverse cycle heating and cooling
- Fully appointed bathrooms with floor to ceiling tiles
- Internal access to garage

### Outside:

- Covered outdoor alfresco area perfect for entertaining
- Great grass space outside, perfect for kids and pets
- Side gate
- Water tank
- Private yard
- Family friendly neighbourhood