

# Lot 146/3 Lacebark Drive, Forest Hill, NSW 2651



## House For Sale

Saturday, 20 April 2024

Lot 146/3 Lacebark Drive, Forest Hill, NSW 2651

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 604 m2**

**Type: House**



David Clynch

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**\$675,980**

LOT 146, 3 Lacebark Drive, Forest Hill Please find below details of our latest DHA Investment offering, this is a house and land package, so this will be brand new once built. FINANCIAL PRICE: \$675,980 YIELD: 4.62% RENT: The greater of \$600.00 per week or rent determined by a valuation obtained within 3 months of the lease commencement date. DEFENCE HOUSING (DHA) LEASE OPTION - 6 years plus 1 x 3 yr option from completion date. Brand new property carries two very important forms of depreciation for claiming your maximum tax allowances, we at True Wealth Property can assist you with claiming your tax deductions via our complimentary Depreciation and Tax report with every property we sell. More information about True Wealth Property can be found here: <https://www.truewealthproperty.com.au> DHA offers more benefits than you would get through a traditional property management fee, with DHA's service fee you'll be covered for: All vacancy management - saving you on re-letting and advertising fees, plus any loss of rental between tenancies. Most non-structural repairs including the replacement of fixed appliances if required. DHA will also organise trades and act quickly on your behalf if an emergency repair is required. More information on DHA's service fee can be found here: <https://www.dha.gov.au/investing/why-invest-with-dha/service-fee> This particular property has been reviewed by DHA and an offer to lease letter is available to any potential investor to review upon request. Simply complete the form with your details and we will arrange a copy of the lease to be sent to you.-----Take advantage of DHA's offer to lease this house and land package which includes: guaranteed commencement rent of \$600 with an updated rent review within three months of the expected build completion long-term lease of 6 years (6 years with a 3 year extension period), with the possibility of extension guaranteed\* rent from settlement with all DHA requirements met annual rent reviews conducted by independent valuers property care including most non-structural repairs\*\*one service fee. A copy of the pre-commitment offer to lease and associated documents can be provided on request. For more information about leasing this property to DHA, please contact the DHA Leasing Team on 139 342. \*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 the landlord 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 of 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 <https://www.dha.gov.au/investing/property-care>.