

Lot 3 Stakes Street, St Clair, SA 5011

polly property

Sold House

Friday, 14 June 2024

Lot 3 Stakes Street, St Clair, SA 5011

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 186 m2

Type: House



Gareth Evans



James Polacek
0403527398

Contact agent

****VIEW THIS FLOORPLAN AT PLAN LAB - FULL SIZE FLOOR PLANS PROJECTED IN A STATE OF THE ART WAREHOUSE FACILITY - CALL TO ARRANGE****An exclusive opportunity to secure a 3 bedroom stand alone home in the national award winning community, St Clair.This Torrens titled home is positioned on one of the last remaining vacant allotments in St Clair and offers a chance to take advantage of stamp duty savings and fixed price contracts with award winning builder Rivergum Homes.Within walking distance of St Clair train station, Village Square and major shopping centre, huge open parks and sporting grounds, near new St Clair Recreation Centre and master planned wetland trails and native vegetation.A few highlights of what's on offer:- Established and award winning master planned community with incredible amenity- Huge stamp duty savings on offer via house and land style purchase- Torrens titled homes free of ongoing fees or by-laws- Maximum depreciation on offer to any prospective investor purchasers- Fixed price build contract with renowned local builder Rivergum Homes- First home owner grant eligibility on select homes (subject to eligibility)- Turn key homes ready to move in at completion- Parkland setting- Choice of single and double garaging- High end fit-out includes stone bench tops, ducted air conditioning and AEG appliancesTake advantage of DHA's offer to lease this house and land package which includes:

- guaranteed commencement rent of \$545 with an updated rent review within three months of the expected build completion
- long-term lease of 9 years, 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 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 <https://www.dha.gov.au/investing/property-care>.To find out more please reach out via an enquiry form or directly to Gareth Evans 0404 494 321 or James Polacek 0403 527 398