

Lot 621 Syrah Street, Angle Vale, SA 5117



Sold House

Friday, 25 August 2023

Lot 621 Syrah Street, Angle Vale, SA 5117

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 375 m2

Type: House

\$613,900

****This house and land package is offered in conjunction with Defence Housing Australia****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. Nuova Vita allows you to embrace the spacious, relaxed country lifestyle, whilst still remaining connected. Offering close proximity to schooling (private and public), Angle Vale township and ease of access to the Northern Expressway. 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 Ceiling 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! Take advantage of DHA's offer to lease this house and land package which includes:

- guaranteed commencement rent of \$560 with an updated rent review within three months of the expected build completion
- long-term lease of 9 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 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>. Metro Homes Disclaimer - Photographs or images are for illustration purposes only. Price may vary depending on design & selections, engineering, council and service requirements. All packages subject to final council approval and SA Planning Code. Pricing is subject to change, dependent on site start timeframes and land access availability. Metro (SA Housing) Pty Ltd RLA 243075. BLD 243074.