

# Pleasant Court, Carlingford, NSW, 2118



## Townhouse For Sale

Tuesday, 3 September 2024

Pleasant Court, Carlingford, NSW, 2118

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Adam Stephens

0411602220

## Rock Solid Investment | Defence Housing Lease

Enjoy the peace of mind that a solid government lease provides (up to August 2028) with this attractive and enormous townhome well positioned in a prime location and boasting one common wall and a total area of 396sqm. The property features;

- \* 3 spacious and light filled bedrooms (all with built-ins)
- \* Ensuite featured to main bedroom
- \* Spacious formal lounge room with cathedral like ceilings
- \* Genuine separate dining / meals area
- \* Well appointed gas kitchen with breakfast bar & laundry adjoining
- \* Covered alfresco entertaining with a 2nd secured courtyard
- \* Double remote lock-up garage with internal access
- \* AREA | A massive 396sqm total area including courtyard
- \* RENT | \$3,478.57 gross monthly rent (Reviewed annually)
- \* OUTGOINGS | W \$171.41p/q C \$328.80p/q A \$942.12p/q CW \$421.82p/q

Leased until August 2028 with NO additional Lease Options, it will be your choice to either take possession and make this sensational property your home or re-lease the property thereafter! A must to view - Will be Sold!!

CALL the agent, Adam Stephens 0411 602 220, to arrange both an inspection of the property and to learn more about the terms of the DHA Lease.

- Investing with DHA -

This property is for sale on behalf of a DHA lessor and has a DHA lease in place. Visit the website to learn about the benefits of investing in a DHA property

<https://www.dha.gov.au/investing/why-invest-with-dha>

In accordance with DHA regulations we advise that this property will be available for private inspection only to pre-qualified buyers only.

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