

Address available on request, The Hill, NSW 2300



Apartment For Sale

Saturday, 11 November 2023

Address available on request, The Hill, NSW 2300

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Jenny Andrew
0414207279

\$655,000

INVESTORS: Investors will love the opportunity to purchase this 2 bedroom apartment located in a prime Newcastle suburb. Currently leased to Defence Housing Australia (DHA) on a long term lease which expires in 2026 with a 3 yr. option to extend that could take it through until 2029!The DHA (Defence Housing Australia) lease offers the new owners guaranteed income, resulting in stress free investing, regardless of whether the property is tenanted. An investment property leased to DHA is a set and forget investment, ideal for all investors, purchase via a self-managed superannuation fund or start your property portfolio with this safe and secure option.Location is the key to wise investing and this property meets that criteria. The Hill is a very unique suburb, it is quiet and tranquil yet walking distance to Bar Beach and Nobbys Beach, King Edward Park, Anzac Walk and trendy Darby St with it's abundance of restaurants, cafes and boutique shops.**PROPERTY FEATURES:*** Located on the top floor of the complex* Two bedrooms incl. main bedroom with air conditioning* Built in robes in both bedrooms* Tiled and air conditioned open plan kitchen & living/dining* Modern kitchen* Outdoor patio accessed from living area* One designated car park* One designated storage facility (near car park)**LEASE FEATURES :*** Lease start date: 24/02/2017* Lease end date: 23/02/2026* Lease option: 3 year option to extend available* Right to vary: 1 x up to 12 months reduction and 1 x up to 12 months extension(Note: The option and right to vary is at DHA's discretion)**CURRENT RENT :** \$465pw and adjusted each December according to an independent professional valuation**Strata Fees:** Approx. \$596.00 per qtr.**Council Rates:** Approx. \$1,640.00 per annum**DHA LEASE BENEFITS:*** DHA guarantee to pay the rent even if the property is vacant.* DHA Property Care, an all-inclusive service fee, covers a range of property related services.* The property is cleaned at the end of each tenancy period.* The lessor may also be entitled to a lease-end make-good (refer to the DHA Lease Agreement)**To find out more about this great investment opportunity or if you would like to arrange an inspection please contact Jenny Andrew on 0414 207 279.****DHA LEASE BENEFITS:*** Guaranteed rent paid on time every time regardless of whether the property is tenanted* Annual independent rent reviews* Most maintenance paid for by DHA* The lessor may also be entitled to a lease-end make-good (refer to the DHA Lease Agreement).* Zero re-letting fees** A note for Owner Occupiers -This property is sold with a DHA (Defence Housing Australia) lease in place which offers significant benefits to the investor however can't be occupied by the owner/s until the lease ends *******Investing with DHA - This property is for sale on behalf of a DHA Lessor and has a DHA Lease Agreement in place. Visit dha.gov.au to learn about the benefits of investing in a DHA property. If you would like to arrange an inspection please contact Jenny Andrew of Hudson Property Agents. In accordance with DHA regulations, we advise that this property will only be available for private inspections and must be coordinated by the agent with the tenants.**Information provided above has been obtained from various sources which we believe to be accurate, however, Hudson Property Agents accept no liability for any errors or omissions, including but not limited to a Floorplan, lease dates, build date, land size, floor plans and size, and property condition. Interested parties should make their own enquiries and conduct their own due diligence in addition to obtaining legal advice from their appointed solicitor or conveyancer.