

Constitution Avenue, Campbell, ACT, 2612

STONE

Unit For Sale

Thursday, 26 September 2024

Constitution Avenue, Campbell, ACT, 2612

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Jess Smith
0410125475

Investors: Guaranteed Rental Income Until 2025

Please note, this property is on a fixed-term lease with DHA. This property cannot be lived in until after the DHA lease expires.

INVESTORS: If you are searching for a stress-free low maintenance investment with fantastic scope for capital growth, this beautiful 2-bedroom, located in Campbell will suit you perfectly! There is a secure DHA (Defence Housing Australia) lease in place with your rent guaranteed until the end of the lease in October 2025. Currently rented at \$530 per week, returning an excellent investor yield. Modern and spacious and perfect for investors looking for good long-term growth and the security of guaranteed rent from a DHA (Defence Housing Australia) lease.

Even if the property is without a tenant for some time, DHA will still pay the rent while it's vacant. At the end of the lease, you can make the choice to sell, rent out or live in yourself after DHA conduct their end of lease make good.

DHA:

- Lease start date: 28/10/2016
- Lease end date: 27/10/2025
- Rent: \$610 per week with an annual review
- Management Fee: 11.82% + GST (10%)
- Net rent per month (excluding all fees): \$2,307.54

Features Overview:

- Single level floorplan on the fourth floor
- NBN connected with FTTP
- Age: 9 years (built in 2015)
- Units plan number: 4165
- EER (Energy Efficiency Rating): 6 Stars

Development Information:

- Name of development: Creswell v3
- Number of buildings in development: 40
- Strata management: Grady Strata & Facilities

Sizes (Approx)

- Internal Living: 53 sqm
- Balcony: 9 sqm
- Total Residence: 62 sqm

Prices

- Strata Levies: \$1,551.35 per quarter
- Water: \$200 per quarter
- Rates: \$496.21 per quarter
- Land Tax (Investors only): \$660.11 per quarter

Inside:

- Bedrooms with built-in robes
- Well-appointed bathroom with full-sized tub
- European-style laundry in bathroom for efficient use of space
- Open-plan living and dining area with natural light
- Kitchen with ample bench space and storage
- Single car space with secure parking

Outside:

- Balcony perfect for morning coffee or evening relaxation

This property is for sale on behalf of a Defence Housing Australia lessor and has a Defence Housing Australia lease in place. Visit dha.gov.au to read about the benefits of investing in Defence Housing Australia property.

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