

Sold



Muirhead



## INVESTORS! DHA LEASE @ \$750 PWK TO 2027 + 3YR OPTION!

Popular Muirhead is one of Darwin's newest prestige suburbs. A family friendly master planned neighbourhood only minutes from the two Darwin Hospitals, Casuarina Square and Charles Darwin University. Investing for the long term won't be a problem here the lease expiry is 2027 plus there is a 3 year option to DHA. A smart investment with zero vacancy rates and virtually nothing to spend on upkeep or maintenance. Under the Terms & Conditions of the DHA Lease Edition applicable to this property the rent will never fall below \$750.

Investing in DHA - This property is for sale on behalf of a DHA lessor and has a DHA lease in place. Visit [dha.gov.au](http://dha.gov.au) to learn about the benefits of investing in DHA property.

- At a substantial 699m2 the block is a great size
- A practical family design with a separate front lounge room
- Four generous bedrooms each with built-in robes
- An ensuite for Mum & Dad & a bath in the family bathroom
- Cool floor tiles and Split system air-conditioning throughout
- The kitchen overlooks the family and dining area
- Handy direct from the double garage into the home

The rent is paid 365 days per year, even if the property becomes vacant for a short period. DHA throughout the lease term cover the cost of most non-structural repair and maintenance, and 'Like for like' replacement of fixed

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**Price** SOLD for \$675,000  
**Property Type** Residential  
**Property ID** 1246

### AGENT DETAILS

Leah Gelder - 0439 886 991

### OFFICE DETAILS

Darwin  
74 Cavenagh Street Darwin NT 0800  
Australia  
08 8943 2432



**KG YOUNG & ASSOCIATES PTY LTD**  
LICENSED REAL ESTATE AGENTS ACN 609 596 712

appliance as required.

In addition the lessor may be entitled to a lease-end make-good (refer to the DHA Lease Agreement).

Lease edition: Edition 6C

Lease end: 08/09/2027

Option available: 1 x up to 36 months

Right to Vary available: 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)

Rent: \$750 per week

In accordance with DHA regulations we advise that this property will be available for private inspection only and to prequalified buyers only. Photos are supplied under agreement by DHA and are for illustration purpose only.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.