



Lyons



LOOK! DHA LEASE @ \$934WK TO 2024 + 3YR OPTION!

Investors, this is potentially a 6.6% return. You can take the stress out of investing. As DHA take care of the tenants, and generally manage the property on your behalf, virtually a buy and forget investment. There is a DHA lease in place until 19/3/2024 + a 3 year option to extend. The rent is an impressive \$934 per week. Under the terms and conditions of the DHA lease applicable to this property, the rent cannot fall below \$934 per week throughout the lease term as this was the rent at commencement of the lease. A spacious four bedroom, two bathroom family home in a nice position looking across to a landscaped park and playground.

At the end of the DHA Lease agreement DHA provides a restoration service as per the terms and conditions of the applicable DHA Lease. That may include an internal and external repaint. In addition, all appliances are to be clean and in good working order. Under the terms and conditions of the DHA lease DHA throughout the lease term cover the cost of most non-structural repair and maintenance and 'Like for like' replacement of a fixed appliance as required.

Lyons is one of Darwin's prestige suburbs with quality homes throughout. A popular family friendly master planned neighbourhood only minutes from Royal Darwin Hospital, Darwin Private Hospital and Charles Darwin University.

- Completed in December 2008 – a spacious 256m2 under roof
- Features include four bedrooms all with mirrored built-in robes
- The master bedroom is a very roomy & generous 4.5m x 3.6m

4 2 2

Price SOLD for \$729,000
Property Type Residential
Property ID 1802

AGENT DETAILS

Leah Gelder - 0439 886 991

OFFICE DETAILS

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 74 Cavenagh Street Darwin NT 0800
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 08 8943 2432

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

- A good design featuring a family space plus living & dining area
- Spacious kitchen with heaps of bench space & cupboards
- Cool floor tiles and Split system air-conditioning throughout
- The family area opens directly to the semi enclosed verandah
- Separate shower recess & a bath in the family bathroom
- Direct access from the double garage to the home
- A 600m2 block nicely located with park & playground opposite

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 to learn about the benefits of investing in DHA property.

Rent: \$934 per week

Lease edition: Edition 6b

Lease end: 19/03/2024

Lease option: 1 x 36 months

Right to Vary: 1 x up to 12 months reduction or extension

(Note the Option and Right to Vary is at the discretion of DHA)

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.

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