



## FOR SALE

### GUARANTEED GOVERNMENT RENTAL

#### INVESTORS ONLY

This is a rare opportunity for the astute investor to secure a tidy and oversized family home. This investment is ideal for those looking for a property with guaranteed rental income.

Located in a quiet and sought-after street in Hunterview, this property offers the following features:

- Modern kitchen with large pantry
- Four good sized bedrooms, three with built in wardrobes
- Master bedroom with ensuite and walk in robe
- Separate living and dining room with air conditioned and tiled family rumpus room
- Ceiling fans to dining, lounge and all bedrooms
- Double car garage
- Level block that is fully fenced with side access
- Side access ideal for caravan or trailer
- Covered outdoor entertaining area
- Water tank

#### Lease Details:

Currently renting for \$460 per week with a rental review in December 2020. Lease ends May 2023 with a three year option available.

Right to vary (RTV): one x up to 12 months Reduction and one x up to 12 months Extension\*

\*Note: The RTV is in addition to the option and is exercised at DHA's discretion.

#### 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

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

This property is for sale on behalf of a Defence Housing Australia Lessor and has a DHA lease in place. Visit [www.dha.gov.au](http://www.dha.gov.au) to learn the benefits of investing in DHA property.

4 BED | 2 BATH | 2 CAR

#### PRICE:

\$520,000

#### OPEN FOR INSPECTION:

N/A



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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.

## Huntermview

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.