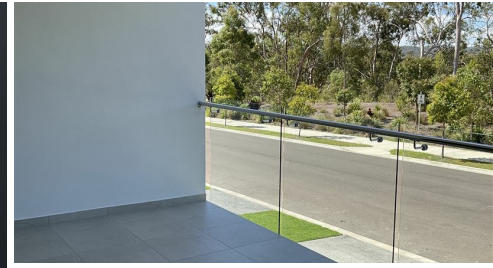


ADDRESS UPON REQUEST



**SOLD**

## SECURE DHA LEASE UNTIL 2029- EASY TERRACE HOUSE INVESTMENT IN RIPLEY

Guaranteed Rent | Stress-Free Investment

This well-maintained Terrace House presents a strong investment opportunity, backed by the security of a Defence Housing Australia (DHA) lease in place until April 2029. Currently returning \$530 per week, this property is ideal for investors seeking low-risk, long-term rental income. Perfect for buyers purchasing individually or through a self-managed super fund (SMSF), this property offers consistent returns and minimal management responsibilities – making it a true set-and-forget investment.

### LEASE DETAILS:

- Lease End Date: 11 April 2029 with Option of 3-year extension
- Current Rent (2025): \$530 per week (adjusted annually via independent professional valuation)

RATES - \$640 per quarter approximately

WATER - \$337 per quarter approximately

### DHA LEASE BENEFITS:

- Guaranteed rent paid on time, even when the property is vacant
- Annual independent rent reviews
- Most non-structural maintenance covered by DHA
- Potential lease-end "make-good" provisions (refer to DHA lease agreement)
- No re-letting or advertising fees

Please Note: This property is sold with a DHA lease in place. It cannot be occupied by the purchaser until the lease ends.

### PROPERTY FEATURES:

Set across two levels and overlooking tranquil parklands, this modern Terrace House offers a spacious and low-maintenance lifestyle.

- Three generous bedrooms with mirrored built-in robes and ceiling fans
- Master bedroom with ensuite, walk-in robe, and air conditioning
- Open plan living and dining area with split system air conditioning
- Well-appointed kitchen with gas cooktop and ample storage

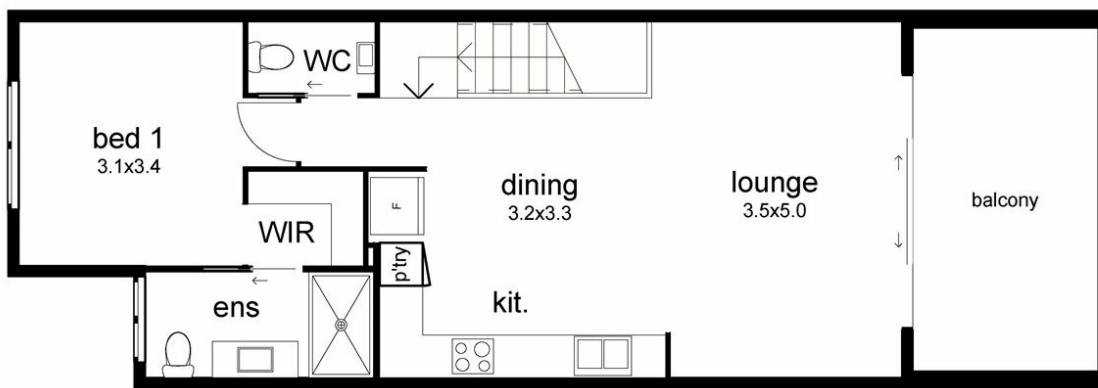
3 BED | 2 BATH | 1 CAR

PRICE:  
\$650,000

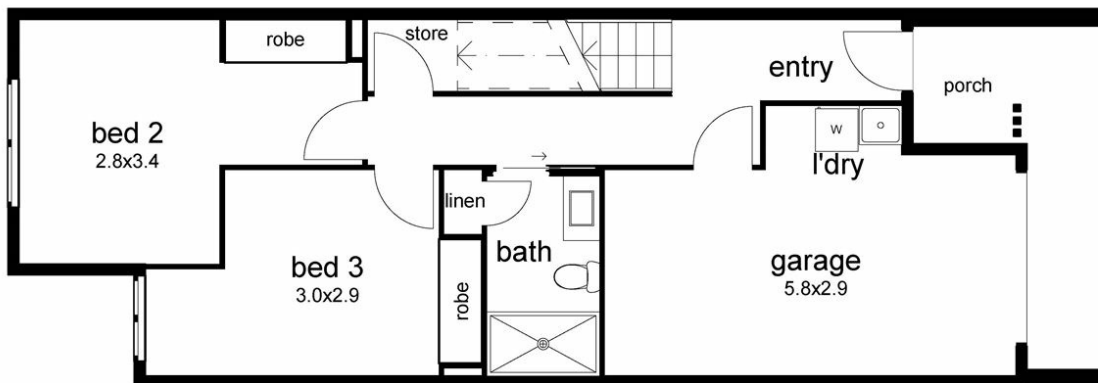
OPEN FOR INSPECTION:  
N/A



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**FIRST FLOOR**



**GROUND FLOOR**

UPRN 5588992 

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.