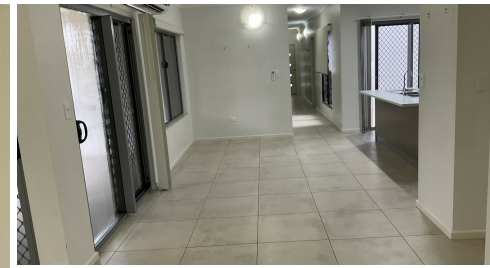


ADDRESS UPON REQUEST



FOR SALE

ADDRESS ON REQUEST - 3 BEDS | 2 LIVING AREAS | MORE SPACE MORE VALUE

Owner Occupiers Welcome – T & Cs Apply. Contact us for more information.

Muirhead – A Master-Planned Suburb Where Demand Continues to Grow.
3 Bed | 2 Bath | 2 Living Areas | 2 Car Garage | 539m²

The versatile floor plan offers the potential to create a fourth bedroom, subject to council approval, providing added flexibility for growing families and the opportunity to enhance future rental returns and overall property value.
Secure your place in one of Darwin's fastest-growing suburbs today, guaranteed rental income until April 2028, plus a further 3-year renewal option.

Investors : Why Invest in a DHA Property?

- Long-term lease security with a government-backed tenant
- Rent paid on time, even during vacancy periods (subject to lease terms)
- Professional property management by DHA
- Reduced day-to-day landlord involvement
- Regular property inspections and maintenance coordination
- Attractive option for SMSF and passive investors
- Stable cash flow and lower vacancy risk
- Market-aligned rent reviews are tied to market valuations.
- Value protected by professional upkeep
- Lease-end "refresh" that boosts appeal, This lifts buyer appeal and can support a stronger exit price.
- Predictable cash flow supports borrowing capacity and lets you hold through cycles
- Low vacancy risk stabilises serviceability during your consolidation phase, freeing you to target higher-growth assets elsewhere.
- Continuous maintenance + end-of-lease make-good can mean better presentation years later —helpful when selling into an owner-occupier market or re-leasing at market
- Potential tax depreciation benefits (seek independent financial advice)

Note: Independent financial, legal and taxation advice is recommended.

3 BED | 2 BATH | 2 CAR

PRICE:
FOR SALE

OPEN FOR INSPECTION:
N/A



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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.