

Moncrieff, ACT

3 2 2

### Prime Investment Opportunity!!!

\*Please note, this property is on a fixed-term lease with DHA. This property cannot be lived in until after the DHA lease expires\*.

IINVESTORS: If you're seeking a stress-free, low-maintenance investment with excellent potential for capital growth, this stunning 3-bedroom home on a corner block at the end of a complex is ideal. With a secure DHA (Defence Housing Australia) lease in place, your rental income is guaranteed until the lease ends in July 2028. Previously rented at \$580 per week, this property offers a solid investor yield.

DHA:

- Lease start date: 22/07/2019
- Lease end date: 21/07/2028
- Rent: \$580 per week with an annual review
- Management Fee: 16.5% Incl GST

Features Overview:

Price: \$799,000+



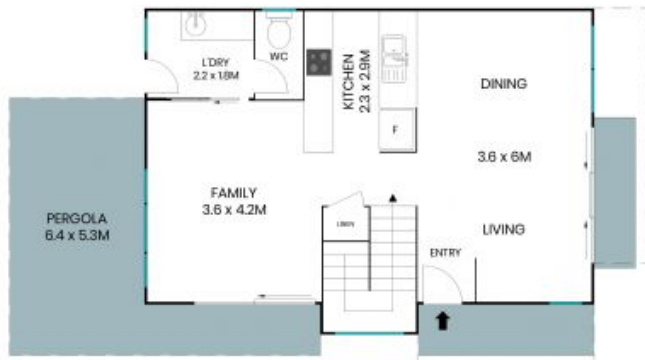
**Shaye Davies**

0459 140 665



**Jess Smith**

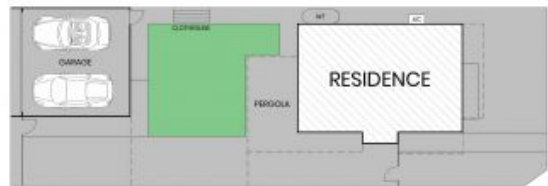
0410 125 475



Ground Floor



Upper Floor



Site Plan



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

STONE



Ground Floor



Upper Floor



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.