


**Rosebery**







## AN EXCELLENT HOME @ A GOOD PRICE!

This is a terrific investment property. An impressive 285m2 under roof and with property prices down now is definitely time to buy. The property is already tenanted to DHA, with a long secure lease at $610 per week, plus virtually nothing to spend on maintenance. Definitely a fine looking home in a good location a few minutes walk from popular Joan Fejo Park. Rosebery offers excellent facilities for the family including a suburban Primary School, a suburban Shopping Centre all just a few minutes drive to Palmerston City Centre and the new Gateway Shopping precinct.

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'. The lessor may also be entitled to a lease-end make-good (refer to the DHA Lease Agreement).

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.

- 285m2 a well designed & comfortable family home
- At 695m2 this is certainly not a small block
- Four large family sized bedrooms 3 with built-in robes
- Appealing family bathroom with bath & separate shower
- A king sized 5.0 x 3.8 main bedroom with walk-in robe
- Sleek, shiny ensuite with dual his & hers basins
- A quality chef's kitchen, S/S appliances & stone bench tops
- Cool floor tiles and Split system air-conditioning throughout

4 2 2 695m2

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| **Price** | SOLD |
| **Property Type** | Residential |
| **Property ID** | 1440 |
| **Land Area** | 695 m2 |
| **Floor Area** | 285 m2 |

### AGENT DETAILS

Leah Gelder - 0439 886 991

### OFFICE DETAILS

Darwin
74 Cavenagh Street Darwin NT 0800
Australia
08 8943 2432

- An additional family space to the living & dining area
- Covered rear verandah perfect for casual entertaining
- A convenient direct entry into the home from the double garage

Lease edition: Edition 5B
Lease end date: 05/10/2021
Rent: $610 pwk
Lease option: 1 x fixed 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.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.