







INVESTORS! LEASED TO 2024 PLUS @ $650 PWK!

4 2 2 700m2

Buying a property with a DHA lease can make investing simple. This property is leased to Defence Housing Australia until 08/11/2024 plus a 3 year option to DHA. With a weekly rent of $650 this is the lowest rent you can receive throughout the entire term of the lease. A smart investment with a zero vacancy rate and the rent is paid 365 days per year, even if the property is temporarily vacant. Plus there is the exceptional benefit of the DHA Property Care. Under the terms and conditions of the DHA lease throughout the lease term DHA 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).

Johnston is one of the latest family friendly suburbs of Palmerston. Palmerston has a lot to offer residents including the popular Gateway Shopping Centre. Opened in 2018 the shopping centre is anchored by a modern Woolworths Supermarket and a Big W Store. In addition located in the centre is a variety of retail shops, and a multi Cinema. Adjoining the Gateway is The Landmark an award winning entertainment centre, the ideal place to dine or unwind. The near new Palmerston Hospital is just minutes from Johnston.

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.

- A significant 700m2 the block is certainly a good size
- Four spacious bedrooms each feature built-in wardrobes
- The master bedroom includes a must have ensuite

Price	SOLD for $560,000
Property Type	Residential
Property ID	1739
Land Area	700 m2
Floor Area	246 m2

AGENT DETAILS

Leah Gelder - 0439 886 991

OFFICE DETAILS

Darwin
74 Cavenagh Street Darwin NT 0800
Australia
08 8943 2432

- Cool floor tiles and Split system air-conditioning throughout
- The family bathroom features a bath plus a separate shower recess
- Spacious kitchen adjoins the dining & family space
- There is a separate living room at the front of the home
- The family & dining space has a sliding door access to the side patio
- There is a handy direct entry into the home from the double garage
- Certificate of Completion issued 11/01/2012 – Area under roof 246m2

Lease edition: Edition 6B
Lease end date: 08/11/2024
Rent: $650 pwk
Lease option: 1 x up to 36 months
Right to Vary: 1 x up to 12 months Reduction & 1 x up to 12 months 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.