



**20 Bryant Terrace, Gunn**



## AN EASY INVESTMENT OPPORTUNITY!

With the escarpment to the rear, the property is nicely located on the fringe of Gunn with only one neighbouring property. Investors this is an easy investment opportunity, with a DHA lease in place. There are no vacancy worries as the rent is paid 365 days per year, even if the property becomes vacant for a short period.

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](http://dha.gov.au) to learn about the benefits of investing in DHA property.

- The land size a generous 769m2 definitely one of the larger blocks in Gunn
- Three bedrooms the main bedroom comes with an ensuite and walk-in robe
- Looking out the back garden the family and dining space opens to the verandah
- Fully air-conditioned and low maintenance ceramic floor tiles throughout
- Sanctuary Lake is just minutes away, as is the Primary School
- There is a double carport and a useful workshop/storage shed with power

Lease end: 23/04/2017

Option available: 1 x up to 24 months

Right to Vary available: 1 x up to 12 months reduction and

1 x up to 12 months extension

Current Rent: \$590 per week

3 2 2 769 m2

<b>Price</b>	SOLD for \$500,000
<b>Property Type</b>	Residential
<b>Property ID</b>	852
<b>Land Area</b>	769 m2

### AGENT DETAILS

Leah Gelder - 0439 886 991

### OFFICE DETAILS

Darwin  
74 Cavenagh Street Darwin NT 0800  
Australia  
08 8943 2432

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.