



Angle Park

## Blue Chip DHA Investment | Brand New Torrens Title | 9-Year Lease

Address available on request

An exceptional opportunity to secure a brand new Torrens Title townhouse underpinned by a long term Defence Housing Australia (DHA) lease, delivering stable income, minimal risk and strong long term fundamentals.

Purpose built for durability and tenant appeal, this residence combines contemporary design with low maintenance finishes, making it a true hands off investment suited to discerning investors.

The home comprises three generous bedrooms, two and half bathrooms and a double garage, finished to a high standard throughout. The ground floor features premium vinyl plank flooring, complementing the sleek, modern kitchen appointed with stone benchtops, gas cooktop and ample cabinetry. Year round comfort is ensured via ducted reverse cycle air conditioning, LED lighting and the added convenience of a downstairs powder room with under stair storage.

3 2 2

### FOR SALE

\$850,000

### VIEW

By Appointment

### AGENTS

Lisa Xu

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### AGENCY

LJ Hooker St Peters

(08) 8362 8008

Upstairs accommodation includes three carpeted bedrooms. The master suite is enhanced by a walk-in robe and private ensuite with stone vanity, while the remaining bedrooms offer built-in robes and are serviced by a stylish central bathroom complete with a full size free standing bathtub.

Outdoors, a covered alfresco entertaining area, low maintenance courtyard and rainwater tank further reinforce the property's low ongoing upkeep and tenant friendly design.

#### Investment Highlights:

- Defence Housing Australia (DHA) leased property
- Secure 9 year lease commenced now
- Rental return \$720.00 per week
- Rent paid monthly, regardless of occupancy
- Annual rent reviews conducted by independent valuation
- DHA responsible for property maintenance
- 3 year lease extension option at expiry
- Torrens Title ownership (no strata or community fees)
- Brand new construction with modern depreciation benefits

Strategically positioned close to shopping centres, public transport, parks and local amenities, and ideally located between the Adelaide CBD and the coastline, Angle Park continues to attract strong tenant demand and long term growth prospects.

#### DHA Disclaimer:

This property is leased to Defence Housing Australia (DHA). The lease terms, including rental return, outgoings and maintenance responsibilities, are subject to the DHA Lease Agreement. DHA provides guaranteed rental income for the duration of the lease, irrespective of occupancy, and manages most non-structural maintenance. Prospective purchasers should review the DHA lease documentation and seek independent legal and financial advice prior to purchase.

- \* All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

RLA 61345 RLA 282965 RLA 231015

#### MORE DETAILS

Property ID	2DXSFZ
Property Type	Townhouse
Land Area	180 m <sup>2</sup>
Including	
	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (3)



**Lisa Xu 0432 235 818**

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**LJ Hooker**



18 Kati Street, Angle Park, SA 5010

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