



Braddon

Smart Buying in IQ

This property is for sale on behalf of a Defence Housing Australia lessor and has a Defence Housing Australia lease in place. Visit dha.gov.au to learn the benefits of investing in Defence Housing Australia property.

In accordance with DHA regulations, inspections are by appointment only. Tenanted through DHA at \$540/week with a fixed lease until 2026, this fabulous 6-year-old apartment provides an excellent opportunity to enter the Real Estate market. If you're a first-time investor, Defence Housing Australia are the perfect property manager, ensuring an excellent tenant, security and tenure, annual rent reviews and a written promise to recarpet and repaint at conclusion of their lease (in accordance with lease timeframes as outlined in section 6.5 of the lease terms).

If you're a first home buyer, you can relax for a while and let your tenant help you get stuck into the mortgage until you are ready to move in. The location here is fabulous, being just a



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For Sale
Offers Over \$480,000

View
By Appointment

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EER ★★★★★★

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short walk to the wonderful Haig Park (and its Sunday markets), the light rail, and buzzing Lonsdale Street. Bentspoke Brewery will become your local pub and '86' your favourite restaurant.

The building itself is named IQ because it pushed the boundaries with the latest in technology at the time, including video intercom, high security (including cameras), fibre NBN connection to each apartment and much more.

The apartment is beautifully appointed with ducted reverse cycling heating and cooling, LED downlighting and a high level of inclusions to the kitchen, The main bedroom has a walk-through robe to the bathroom and there is a separate dedicated study. There is also a super secure car space and lock up storage.

At a glance;

- Main bedroom has walk-in-robe and access to balcony
- Separate study with built-in-robe
- Ducted reverse-cycle air conditioning
- LED downlights
- Secure car space
- Lock up storage
- 5-minute walk to Canberra CBD

More About this Property

Property ID	1HKKT4F92
Property Type	Apartment
House Size	70 m ²
EER	6

Stephen Bunday 0416 014 431

Franchise Owner, Licensed Agent & Auctioneer ACT/NSW | stephen.bunday@ljhdickson.com.au

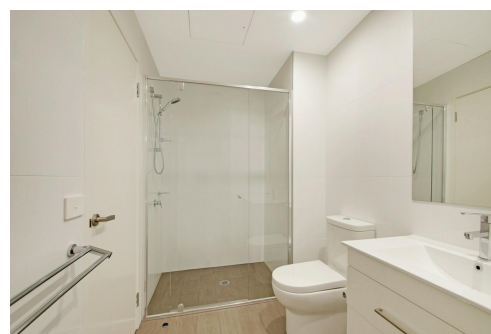
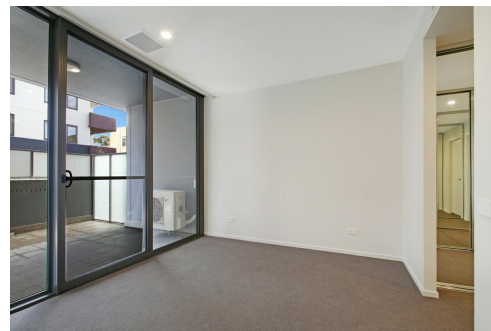
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