






Forde

Strong Returns, Zero Vacancy - Ideal Portfolio Addition

An exceptional opportunity awaits to secure a quality investment property in the heart of Gungahlin's thriving suburb of Forde. Currently leased through Defence Housing Australia (DHA), this well-maintained home delivers consistent rental income of \$775 per week, reviewed annually, and peace of mind with a fixed lease in place until 12 August 2027.

Key Features:

- Prime Position - Situated in one of Canberra's most desirable suburbs, the home offers easy access to local shops, transport options, parks, and well-regarded schools.
- Guaranteed Rent - Lease in place until 12 August 2027, with the option to extend for an additional 3 years, offering income certainty and no vacancy concerns.
- Spacious Living - This four-bedroom, two-bathroom home sits on a generous 454sqm block, offering comfort, modern appeal, and low-maintenance living.
- High Growth Potential - Forde continues to experience strong demand and capital growth, making this an attractive option for savvy investors.

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FOR SALE
By Negotiation

AGENTS

Troy Thompson
0408 694 917
troy.thompson@ljhooker.com.au

AGENCY

LJ Hooker Gungahlin
(02) 6213 3999

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

This property is ideal for those seeking a low-risk investment backed by a government lease and located in a high-growth area. The combination of rental security and long-term capital growth makes this a smart addition to any portfolio.

Please Note:

- This property is under a fixed lease with DHA and is not available for occupancy until the lease concludes.
- Viewings are strictly by appointment.
- Additional Features:
- Single-level design for practical living
- Just 8 minutes' drive to Gungahlin Town Centre
- Close to nature reserves and outdoor recreation, including Mulligans Flat
- NBN connected (FTTP)
- Built in 2009 (16 years old)
- Energy Efficiency Rating: 5 Stars

Outgoings:

- Rates: \$3,024 p.a.
- Land Tax (investors only): \$5,080 p.a.
- Current rent: \$775 per week

Inspection by appointment only

For more information or to arrange a viewing, contact:

Troy Thompson - 0408 694 917

Estephano Cardenas - 0415 423 006

MORE DETAILS

Property ID	35HWGCY
Property Type	House
House Size	160 m2
Land Area	449 m2
EER	5
Including	Air Conditioning

Troy Thompson 0408 694 917

Director / Licensed Agent ACT/NSW |
troy.thompson@ljhooker.com.au

LJ Hooker Gungahlin (02) 6213 3999

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

39 Paquita Street, Forde

Produced by DIAKRIT