



44 Sherrard Crecent, Macnamara

Grand Design, Exceptional Lifestyle

DHA lease back approved.

An Investment with a Secure, Long-Term Tenant Looking for a lower-stress investment opportunity? This property has been assessed by Defence Housing Australia (DHA), with DHA committing to a long-term lease upon completion of construction, subject to agreed specifications.

Benefits of Leasing to DHA:

- \$925 p/w rent
- Reliable rental income
- Long-term leases of up to 12 years
- Rent paid in advance
- Property care, including most non-structural repairs

DHA has assessed the property location, plans and inclusions and confirmed suitability for its leasing program.

FIND.

Positioned within the thriving Ginninderry community, this brand-new residence presents an exceptional opportunity to secure a contemporary family home in one of Canberra's fastest-growing and most sought-after neighbourhoods. Thoughtfully designed with space, functionality and modern living in mind, this impressive dual-level

4 2 2

FOR SALE

\$1,370,000

VIEW

By Appointment

AGENTS

Eoin Ryan-Hicks

0424 042 419

Eoin.ryan-hicks@ljhooker.com.au

AGENCY

LJ Hooker Kippax

(02) 6255 3888

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

home combines striking street appeal with an expansive floorplan that caters perfectly to growing families. Surrounded by nature reserves, walking trails and community amenities, it offers the ideal balance of lifestyle, convenience, and connection.

LOVE.

From the moment you step inside, you'll appreciate the scale and sophistication of this beautifully designed home. A grand entry and sweeping staircase create an impressive first impression, while multiple living zones provide flexibility for every stage of family life. At the heart of the home, the expansive kitchen, living and dining area seamlessly connects to the outdoor alfresco, creating the perfect setting for entertaining or everyday living. A dedicated theatre room offers a private retreat, while generous accommodation and quality inclusions throughout ensure comfort and practicality without compromise.

LIVE.

Enjoy the lifestyle that makes Macnamara one of Canberra's most exciting new communities. Located within the award-winning Ginninderry development, residents benefit from easy access to open green spaces, nature trails, playgrounds and future community amenities. With Kippax Centre, Belconnen Town Centre and quality schools all within easy reach, you'll enjoy the convenience of urban living while being surrounded by the beauty of the natural landscape. Whether it's weekend walks, outdoor adventures or simply enjoying a strong sense of community, this is a location designed for modern family living.

ABOUT THE AREA

Local Transport:

Easy access to Kippax Centre
Convenient connections to Belconnen Town Centre
Major arterial roads nearby for commuting

Shopping & Dining:

Kippax Fair Shopping Centre
The Link Café
Future Retail Centre within Ginninderry

Schools:

Strathnairn Early Childhood Education Centre & Primary School
Kingsford Smith School
Multiple schooling options within Belconnen

OVERVIEW

- Brand-new turnkey home
- Four spacious bedrooms
- Two bathrooms plus powder room
- Double garage with internal access
- Dedicated theatre room
- Expansive open-plan living and dining area
- Designer kitchen with quality appliances
- Covered alfresco entertaining area
- Grand entry with feature staircase
- Landscaped yard and driveway included
- Located within the thriving Ginninderry community
- Stainless Steel Appliances

RATES/SIZE

Land Size: 420sqm approx.
Living Size: 285sqm approx.
Rates: \$1,413p.a approx.
Land Tax: \$1,780p.a approx.
EER: 7.0

AN INVESTMENT WITH A SECURE, LONG-TERM TENANT — DEFENCE HOUSING AUSTRALIA

If you're looking for an investment option with less stress —you can lease this property to DHA!

DHA has assessed this property location, plans and inclusions and has committed to a long-term lease on completion of construction, if delivered to the agreed specifications.

The benefits of leasing to DHA include:

reliable rental income
long-term leases up to 12 years
rent paid in advance
property care including most non-structural repairs
For more visit www.dha.gov.au/investing/#investingbenefits

DHA is not the vendor of the property and therefore makes no representation in relation to the land, the builder, the construction of the property or any other matter unrelated to the DHA Lease Agreement or Property Care Contract. Investment in a DHA property is subject to the terms of the DHA Lease or other contractual documentation and those terms take precedence over any information contained in this advertising material.

Investors should always seek appropriate independent advice before making any investment decisions with DHA.

Disclaimer:

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

MORE DETAILS

Property ID	1J7GF9U
Property Type	House
House Size	285 m2
Land Area	420 m2
EER	7

Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |
Eoin.ryan-hicks@ljhooker.com.au

LJ Hooker Kippax (02) 6255 3888

Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615
kippax@ljhooker.com.au | kippax@ljhooker.com.au

