

Angle Park, SA 5010, address available on request

\$850,000

Townhouse 3  2  2 

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

Address available on request

**Open for Inspection**

By Appointment.

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.

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

### Listed By

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