

4 Amans Pl, Rosebery, NT, 0832



House For Sale

Monday, 4 November 2024

4 Amans Pl, Rosebery, NT, 0832

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Matt Englund

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DHA - \$780 per week - MUST SELL

Situated in the family-friendly suburb of Rosebery, this exceptionally spacious 4-bedroom home is designed with modern living in mind. The layout maximizes space and comfort, featuring a generous family area that flows seamlessly from the kitchen and main living space.

Highlights include a dedicated study nook, a walk-in pantry with its own sink, and built-in robes in all bedrooms. The master suite boasts a walk-in robe and an ensuite with a double vanity, while a separate internal laundry adds convenience. Enjoy outdoor living on the large verandah, complete with direct gate access to the neighboring park. Additionally, a side gate provides easy access for parking your boat in the yard, making this property ideal for families and investors alike. This home truly ticks all the boxes for a sound investment.

DHA Lease Summary:

- Current Rent: \$780 per week
- Lease End Date: 01/02/2028
- Extension of Term: DHA has the right to extend the lease by one period, choosing from 6, 12, 18, 24, or 36 months.
- Right to Vary: DHA may adjust the lease term by reducing it by up to 12 months or extending it by up to 12 months.

Key benefits include:

- Guaranteed rent payments, even if the property is vacant.
- DHA Property Care service fee covering a range of property services.
- Professional cleaning at the end of each tenancy period.
- Potential entitlement to a lease-end make-good (refer to DHA Lease Agreement).
- Rental floor may apply (check applicable DHA lease edition).

Investing with DHA: This property is listed on behalf of a DHA lessor with a current DHA lease. For more information on DHA investments, visit dha.gov.au. In line with DHA regulations, this property is available for private inspection by prequalified buyers only. Images are provided by DHA for illustration purposes.

Year Built: 2010

Area Under Title: 670m²

Easements: Electricity Supply Easement to Power and Water Corporation

Council Rates: Approx. \$1,980 per annum

Settlement Period: 30 days (discuss alternative with agent)

Deposit: \$10,000

For more information or to arrange an inspection, please contact Matt on 0417 866 821 or Demi on 0448 951 305.

Disclaimer: 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.