

Wolseley Rd, Mcgraths Hill, NSW, 2756



House For Sale

Thursday, 28 November 2024

Wolseley Rd, Mcgraths Hill, NSW, 2756

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

DHA INVESTOR OPPORTUNITY - GUARANTEED RENT UNTIL OCTOBER 2026 THEN MOVE IN OR "FLIP" FOR SALE

Set in the family friendly suburb of McGraths Hill, this double storey, attractive family home, is now for sale to an investor seeking to secure a property with guaranteed rent then flip or move in once the lease expires. This is a rare opportunity not to be missed.

PROPERTY FEATURES

Ground floor

- Spacious Living/Dining room
- Open plan kitchen/meals and family room
- Laundry with convenient 3rd toilet
- Double garage with 2 internal entrances and side door entrance to yard

Upstairs

- 4 bedrooms, main bedroom with ensuite and large walk in robe
- additional 3 bedrooms with Built in robes
- main bathroom with separate toilet
- Linen press

- Air conditioning and ceiling fans
- Security screens to door and windows
- Fully fenced backyard with undercover outdoor entertaining area
- Land: 505sqm
- Built: 1992

WHAT'S NEARBY?

(Distance and time is approx.)

- Mulgrave Train Station: 2.6km (4min)
- Aldi Supermarket: 2.2km
- Windsor- Coles, Woolworths, Kmart: 3.2km (5min)
- Arndell Anglican College: 1km
- Windsor High School: 1.3km (3min)
- Oakville Public School: 3.3 km (4min)

LEASE FEATURES

- Rent: \$700 per week (Gross)
 - DHA Management Fees: 16.5% inclusive of GST
 - Lease end date: 24/10/2026
- Lease option: Used

OUTGOINGS:

- Water (Fixed charges): \$16.90 pq
- Council Rates: \$865.00 pq
- DHA Service Fee: \$502.22 per month

DHA LEASE BENEFITS

- DHA guarantee to pay the rent even if the property is vacant
- DHA Property Care, an all-inclusive service fee, covers a range of property related services.
- The property is cleaned at the end of each tenancy period.

- The lessor may also be entitled to a lease-end make-good (refer to the DHA Lease Agreement)
- A rental floor may apply to the DHA Lease Agreement (applicable to specific lease editions and applies to commencement rent).

**Photos are supplied under agreement by DHA and are for illustration purposes only.

**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 read about the benefits of investing in Defence Housing Australia property.

**In accordance with DHA regulations, we advise that this property will only be available for private inspections and to pre-qualified buyers.

To find out more about this great investment opportunity, or if you would like to arrange an inspection, please contact Tracee Stuart from Hudson Property; the Defence Specialists.