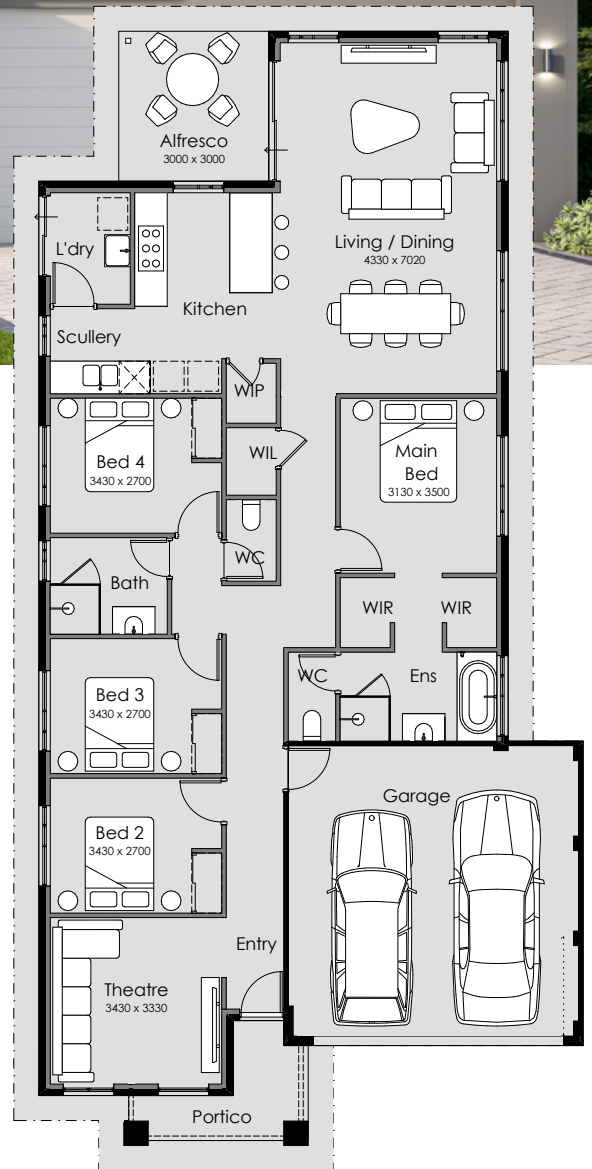


INVEST WITH THE SURETY OF A DEFENCE HOUSING AUSTRALIA TENANT



Lot 1251 Windsor Way, Waikiki, WA 6169

Price \$699,000 | DHA agreed rental \$580/wk

 4  2  2  203.94m²  405m²

Turnkey investment package, including;

- Defence Housing Australia 3, 6, 9 or 12 year leases available
- Built by Summit Homes Group
- Painting, flooring & window treatments throughout
- Westinghouse 900mm appliances
- 20mm Vitreous Compact Benchtops to kitchen & bathrooms
- Reverse cycle air-conditioning
- Front and rear landscaping
- Handover July 2024

Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely any representation in the photos or text in this advertising in making a purchasing decision.

Ready for viewing – video walk through available.

For appointments, contact

Brock Gurr 0417 972 876

BrockG@summitrealty.com.au

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REALTY

AN INVESTMENT WITH A SECURE, LONG-TERM TENANT



Image for illustrative purposes only.

Defence Housing Australia LOT 1251 Windsor Way, Waikiki, WA 6169.

Have you heard of Defence Housing Australia (DHA)? DHA are a Government Business Enterprise (GBE) who provides quality and secure housing to support Australian Defence Force, employees and their families.

Take Advantage of DHA's offer to lease on this house and land package, which includes:

- guaranteed commencement rent of \$580 per week with an updated rent review within three months of the expected build completion
- long-term lease of 3, 6, 9 or 12 years, with the possibility of extension
- guaranteed* rent from settlement with all DHA requirements met
- annual rent reviews conducted by independent valuers
- property care including most non-structural repairs**
- one service fee.

*Rent may be subject to abatement under certain circumstances such as loss of enjoyment or amenity, or breach of lease terms. Rent is paid where the property is habitable. Should a property become uninhabitable during the term of the lease, or lessor breaches the lease terms, the rent may cease or abate and the lease may be terminated by DHA. Guaranteed rent is subject to the terms of the lease. DHA does not take into account an investor's objectives or financial needs. Investors should always seek appropriate independent advice before making any investment decisions with DHA.

**A comprehensive description of repairs included in our service and exclusions can be found in the Property Care Contract. For more information, please visit <https://www.dha.gov.au/investing/property-care>

**For more information about leasing this property to DHA,
please contact the DHA Leasing Team on 139 342.**