



WODONGA

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Great opportunity to invest in this well maintained and presented Defence Housing Authority property let to January 2018 at \$355. pw with annual reviews. Features include:

- * Four bedrooms
- * Master bedroom with ensuite
- * Two spacious living areas
- * Ducted heating and cooling
- * Double lock up garage
- * Outdoor entertaining area

Other great reasons to consider this secure investment property are:

Reliable Rent; when you lease to DHA, rent is payable from the date of commencement of the term of the lease for the life of the lease. Rent is accrued daily and is paid monthly in advance, directly to your bank account. "DHA even pays rent if the property is vacant and does not charge letting or advertising fees".

DHA Property Care: Our standard lease includes DHA Property Care for a single monthly fee. The comprehensive services provided under DHA Property Care are;

- 1) Property Management Services - DHA undertakes all property management, including inspections and reporting on your behalf.
- 2) Repair & Maintenance and Emergency Repair Services - Possibly 2 of the biggest concerns for property investors are tenant damage & maintenance. Not only can these be potentially expensive, but they can also prove to be time consuming for the property owner. DHA provides a comprehensive repair & maintenance service that ensures your property is maintained to a high standard.
- 3) Rent Review Service -- DHA Property Care ensures you receive a competitive market rental return for your property. Rent is reviewed annually to market valuation by licensed valuers.
- 4) Restoration Service - Our lease includes restoration provisions to ensure your property is returned in good order at the end of the lease. Where the total lease term is 9 years or more, DHA will paint the property internally, externally and lay new carpet.

View : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/wodonga/residential/house/5835427>