



Bruce, ACT

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## INVESTORS!

Are you looking for a stress-free, low-maintenance investment with a fantastic scope for capital growth, then this beautiful 2-bedroom, 2-bathroom home located in Bruce, is the one for you!

There is a secure DHA (Defence Housing Australia) lease in place with your rent guaranteed until the end of the lease in 2028. Currently rented at \$565 per week, returning an excellent investor yield. Spacious and perfect for investors looking for good long-term growth and the security of guaranteed rent from a DHA (Defence Housing Australia) lease.

Even if the property is without a tenant for some time, DHA will still pay the rent while it's vacant. At the end of the lease, you can make the choice to sell, rent out or live in yourself after DHA conduct their end of lease make good.

Sizes (Approx)  
- Internal Living: 82 sqm

Price: \$525,000 - \$550,000



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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.