

3 Leeding Court, Bracken Ridge, Qld 4017

Sold House

Tuesday, 5 September 2023



3 Leeding Court, Bracken Ridge, Qld 4017

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 467 m2

Type: House

Contact agent

This executive home located in a quiet no-through court in the sought-after North Brisbane suburb of Bracken Ridge, is a standout for an investor. Currently leased to Defence Housing Australia (DHA) and for sale on behalf of a DHA lessor. Rented at \$580 per week, the lease has almost 4 years remaining, expiring on 15/02/2027. Investment properties in this location are highly sought after, however are rarely offered to the market. Be quick, as this desirable property will not last!

Dwelling Features

- Rendered brick with tile roof.
- 4 built-in bedrooms with ceiling fans and 2 bathrooms.
- Master bedroom includes air conditioning and ensuite.
- Two generous air conditioned living areas.
- Expansive open plan living space serviced by a well-appointed kitchen.
- Security screening throughout.
- Double lock up garage.
- A covered private outdoor entertaining area overlooks the fully fenced rear yard.
- Valuable make-good available at lease end (refer to DHA lease).
- Close to parkland, with easy access to schools, child care and shopping facilities.
- Easy access to the Bruce Hwy, the Gateway Motorway, train station and the Brisbane CBD and Airport.

DHA LEASE SUMMARY: Lease edition: Edition 6B Lease end date: 15/02/2027 Rent for 2023: \$580 per week Lease option: Exercised Right to vary: 1 x up to 12 months Reduction and 1 x up to 12 months Extension (at DHA's discretion)

DHA LEASE BENEFITS

DHA guarantee to pay the rent 52 weeks per year even if the property is vacant. Rent is paid a month in advance and is reviewed in December every year by An independent registered valuer. 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)

Visit www.dha.gov.au to learn about the benefits of investing in DHA property. In accordance with DHA regulations we advise that this property will be available for private inspection only and to prequalified buyers only. Photos are supplied under agreement by DHA and are for illustration purposes only. Place Projects accept no liability for any errors or omissions in information supplied by third parties. To receive a copy of the Information Memorandum, or to arrange a private inspection, contact your DHA specialist agent at Place Projects, Dean Dederer on 0429 433 018 or deandederer@eplace.com.au