

Address available on request, Augustine Heights, Qld **BOETTCHERS**

4300

House For Sale

Monday, 22 January 2024

Address available on request, Augustine Heights, Qld 4300

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 500 m2

Type: House



Kristie Sulcs
0416422601

Submit all offers

Here is your opportunity to secure a stunning DHA Investment in the prestigious Augustine Heights area. This is a rare occurrence – DONT MISS OUT! This modern low-set home built circa 2013 will satisfy the most discerning of buyers. With a DHA Lease for another 4 years, this home will prove to be an invaluable asset to any savvy investor. Benefits of owning a DHA Property:- Guaranteed rent paid monthly in advance- Organise and cover the cost of most non-structural repairs throughout tenancy.- Periodic market rent reviews by engaging an independent licensed valuer- Upon exit – DHA will conduct bond clean, re-paint entire property, re-carpet and re-turf if necessary. Features include:- 500m2 Block- 2013 Build- Modern kitchen with ample bench and cupboard space- Open plan living & dining with air-conditioning and ceiling fan- Second spacious living room perfect for entertainment (A/C included)- Main bedroom with ceiling fan, A/C, WIR & ensuite- 3 Additional large bedrooms with BIR and ceiling fans- Central bathroom with stand alone bath and separate toilet- internal laundry- Fully fenced spacious backyard, ideal for children and family pets- Double garage with internal access- Under cover alfresco- Currently rented at \$570 per week- Lease expiry February 2028 The property is for sale on behalf of a DHA lessor and has a DHA lease in place. In accordance with DHA regulations we advise that this property will be available for private inspection only and to pre-qualified buyers only. Photos are supplied under agreement by DHA and are for illustration purposes only. If this isn't exactly what you are looking for, then follow my Facebook page for other listings or let me know what you are after – Kristie Sulcs 0416 422 601.

www.facebook.com/kristiesulcsRE