

Address available on request, Griffin, Qld 4503



House For Sale

Thursday, 16 November 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



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Ryan Hoelzl

Contact Agent

INSPECTION BY APPOINTMENT ONLY, CONTACT AGENTSituated just opposite the serene Peppercorn Street Park, this immaculate four-bedroom home is a prime investment opportunity. It is currently leased at \$550 per week and is on the market on behalf of a DHA lessor, featuring a Defence Housing Australia lease. Nestled in Griffin, only 28 kilometers from Brisbane CBD and in close proximity to Westfield North Lakes, Griffin State School, and several parks.

Property Highlights:Four spacious bedrooms with built-in robes.Master bedroom with its own ensuite.Air conditioning in the master bedroom and both living areas.Modern kitchen in neutral tones.Easy-to-maintain tiles in the kitchen and dining areas.Functional undercover patio with access to the low-maintenance, fully fenced rear garden.Security screens on doors and windows.Ceiling fans.Double remote-controlled garage with internal access.Water tank.Built in 2011

New Paint & Carpet 2 years ago

Lease DetailsCurrent weekly rent: \$550Lease end date: 07/05/2025Option available: 3 Year OptionAll options and variations are exercised at DHA's discretion. Visit dha.gov.au to learn about the benefits of investing in a DHA property.

DHA Lease Benefits:DHA guarantees to pay the rent even if the property is vacant.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).Zero re-letting fees or inspection fees.Rent is reviewed annually in December by a registered valuer.At the end of each tenancy period, the property is professionally cleaned. According to the lease agreement and considering the duration of the lease term, DHA are also required to provide restoration services such as repainting the property internally, re-carpet all carpeted areas, replace vinyl floors or re-polish timber floors whichever is applicable. (The property was painted and re-carpeted 2 years ago)

Photos are supplied under agreement by DHA and are for illustration purposes only. Don't miss this opportunity to invest in a property with a guaranteed income stream.

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