

Address available on request, Mitchelton, Qld 4053



House For Sale

Thursday, 16 November 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Alison Euler
0407179115

FOR SALE

CALLING ALL INVESTORS - This lovely two storey family home offers the most secure investment opportunity to the savviest INVESTOR, looking for a secure investment in the sought suburb of Mitchelton. Leased by DHA (Defence Housing Australia) until 2027! The current rent paid \$850pw and assessed annually. Located in a quiet leafy street, approximately 8km from Brisbane's CBD. Boasting four generous bedrooms, 2 separate living areas and perched on a comfortable 450sqm block in a lovely pocket, surrounded by other quality homes. Situated near Mitchelton State High school, Mitchelton Primary and many other sought-after schools, and is walking distance to the bus and less than 5 mins drive to Mitchelton Train station, direct to the CBD. A short walk will see you at the popular Blackwood Street Café & Restaurant Precinct in Mitchelton and Brookside Shopping Centre. Surrounded by parklands and close to all amenities. With the Brisbane property market recording record growth and predictions that this trend is set to continue for some time, now is the time to lock down your investment in the state of Queensland. The DHA (Defence Housing Australia) lease offers the new owners guaranteed continuous rental income, resulting in stress free investing, regardless of whether the home is tenanted. Ideal for investors from anywhere in the country, superannuation funds, and perfect for those starting their property portfolio and looking for a safe and secure option to get started. LEASE DETAILS: * Lease start date 16/06/2018 * Lease end date 15/06/2027 CURRENT RENT for 2022: \$850pw - reviewed annually. FEATURES: * 4 bedrooms, all with built-ins * Master bedroom with Ensuite and Walk-in Robe * Modern kitchen boasting modern appliances * Main bathroom with shower and separate bath * Separate powder room downstairs * Open plan lounge, dining and kitchen * Air-conditioned and ceiling fans throughout * Security grills to windows and doors * Double lock up garage with remote control entry and internal access to the home * Covered outdoor entertaining area * 450m² block * Approx. 8km to Brisbane CBD RATES: Council - Approx \$579.25 per quarter Water - Approx \$814 per annum DHA LEASE BENEFITS: * Guaranteed rent paid on time every time regardless of whether the house is tenanted or not * Annual independent rent reviews * Most non-structural maintenance paid for by DHA * The lessor may also be entitled to a lease-end make-good (refer to the DHA Lease Agreement). * Zero re-letting fees Properties like these don't last long, so contact us to arrange a suitable time to inspect! ** Investing with DHA - This property is for sale on behalf of a DHA Lessor and has a DHA Lease Agreement in place. Visit dha.gov.au to learn about the benefits of investing in a DHA property. If you would like to arrange an inspection, please contact Alison Euler Properties. In accordance with DHA regulations, we advise that this property will only be available for private inspections and to pre-qualified buyers. Information provided above has been obtained from various sources from which we believe to be accurate, however, Alison Euler Properties accept no liability for any errors or omissions, including but not limited to a Floorplan, build date, land size, floor plans and size, property condition. Interested parties should make their own enquiries and conduct their own due diligence in addition to obtaining legal advice from their appointed solicitor or conveyancer. Disclaimer: This property is being sold without a price therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.