

Address available on request, Murrumba Downs, Qld **RayWhite**

4503

House For Sale

Tuesday, 9 January 2024

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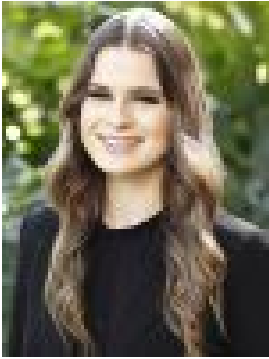
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 448 m2

Type: House



Brooke Eldridge
0468599547



Ryan Suhle
0427706699

Offers Over \$759,000

This Murrumba Downs home is situated in the Northquarter Estate on a 448m² block and is a valuable investment with a lease to DHA (Defence Housing Australia) until 2027. Located in a rapidly growing suburb, this well maintained property is close to everything - located within proximity to parks, schools and an abundance of shops and services. The modern kitchen offers quality appliances and ample bench and cupboard space. This overlooks the open living/dining area, providing a seamless and functional floor plan. Ducted air-conditioning throughout, 4 bedrooms, and a fully fenced backyard complete with a covered outdoor entertaining area boasts plenty of space for the family to spread out and provides effortless indoor/outdoor living. Features of this great home include: Ducted air-conditioning and ceiling fans throughout Open plan 'L shaped' living/dining area extending to the alfresco Main bedroom equipped with two built-in robes and ensuite with dual-basin 3 additional bedrooms with built-in robes and well appointed by the main bathroom Secure double lock up garage with internal access Fully fenced with side access Situated on a 448m² allotment Current DHA lease in place until 13 December 2027 for \$660 per week with an annual rent review taking place annually (the latest rent review as of Dec 2023 increased the weekly rent from 1 Jan 2024 by 10%). Council rates approximately \$534.47 per quarter Built in 2010 Local Schools: Undurba State School catchment Murrumba State Secondary College catchment Living Faith Lutheran Primary School Short Drive to: Kallangur and Petrie Stations Bunnings & Costcolkea & Westfield Shopping Centre USC Moreton Bay Campus Distances: Brisbane CBD approx 35 min drive Brisbane Airport approx 20 mins Sunshine Coast approx 60 min drive Please note, photos have been provided by Defence Housing Australia. A DHA (Defence Housing Australia) lease offers the new owners guaranteed rental income, resulting in stress free investing, regardless of whether the home is tenanted. Ideal for investors from anywhere in the country and perfect for those starting their property portfolio and looking for a safe and secure option to get started. DHA lease benefits include guaranteed rent paid on time every time regardless of whether the house is tenanted and annual independent rent reviews! 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. In accordance with DHA regulations, we advise that this property will only be available for private inspections and to pre-qualified buyers. For more information, call Brooke Eldridge today on 0468 599 547. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. Due to relevant legislations, a price guide isn't available for properties being sold without a price or via auction. Websites may filter a property being sold without a price or via auction into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.