

**Address available on request, Oonoonba, Qld 4811**



**Duplex/Semi-detached For Sale**

Saturday, 2 December 2023

Address available on request, Oonoonba, Qld 4811

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 112 m2**

**Type:**

**Duplex/Semi-detached**



Sharon Richter  
0407288028



Sage Merlin  
0417604683

**\$339,000**

**INVESTORS :** With a very impressive 6.14% rental yield, now is the time to invest before you miss the boat! Built in 2016 this property presents the perfect option for those looking to start their property portfolio by offering investors the opportunity to enter the market with an assurance of guaranteed rent from DHA (Defence Housing Australia) and a long lease until December 2027 + 1 x 3 Year option which would take it through until 2030!! A DHA (Defence Housing Australia) lease offers the new owners amazing inclusions such as guaranteed rental income, a comprehensive property care/maintenance package, & annual independent professional rental valuations and adjustments, all of which are designed for stress free investing. Ideal for investors located anywhere in the country, superannuation funds, and perfect for those starting their property portfolio and looking for a safe and secure option. At lease end the home is repainted at DHA's expense before being handed back for you to move in, rent out privately or sell. You can also choose to discuss DHA's requirements for the home on a longer term basis with the potential for a new lease. You're free to sell to another investor at any time during the lease. With Townsville experiencing some of the highest rental yields in the country, vacancy rates continuing to come down and property experts reporting Townsville as a major hotspot for producing good capital growth options, now is the time to lock down your investment.

**LEASE DETAILS :** \* Lease edition 6c \* Lease start date 27/06/2018 \* Lease end date 26/06/2027 \* Lease option 1 x 36 month option \* Right to vary 1 x up to 12 months Reduction and 1 x up to 12 months Extension \* All options/extensions are in DHA's FAVOUR.

**CURRENT GROSS RENT for 2023:** \$400pw and adjusted each January to realign with current market rent through an independent professional valuation COUNCIL & WATER RATES TBCBODY CORP fees - TBC

This fully air-conditioned modern property features two bedrooms, both with built in robes and tiled flooring. The modern kitchen features ample storage and stainless steel appliances. There is a single carport with an automatic roller door plus a covered outdoor entertainment area.

**DHA LEASE BENEFITS:** \* Guaranteed rent paid on time every time regardless of whether the property is tenanted. \* Annual independent rent reviews \* Most maintenance paid for by DHA \* The lessor may also be entitled to a lease-end make-good including new paint and carpet (refer to the DHA Lease Agreement). \* Zero re-letting fees. These are just some of the benefits of the DHA lease attached to this property. Enjoy all the benefits of rental guarantee and a no fuss investment property; let DHA do all the hard work for you. \* 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](http://dha.gov.au) to learn about the benefits of investing in a DHA property. If you would like to arrange an inspection please contact Sharon Richter of Hudson Property Agents. In accordance with DHA regulations, we advise that this property will only be available for private inspections and pre-qualified buyers. Information provided above has been obtained from various sources which we believe to be accurate, however, Hudson Property Agents accept no liability for any errors or omissions, including but not limited to a Floorpan, build date, land size, floor plans and size, and 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.