

Address available on request, Springfield Lakes, Qld 4300



House For Sale

Thursday, 23 November 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Sharon Richter
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Viv Robinson
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Offers Above \$659,000

INVESTORS : Available to a savvy investor is this modern 4 bedroom home owned independently, and leased back by DHA (Defence Housing Australia) on a long lease until 2026 plus a 3 yr option which could take it through until 2029. A DHA lease offers the new owners amazing inclusions such as guaranteed rental income, a comprehensive property care/maintenance package, & annual independent 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 also free to sell to another investor at any time during the lease. Within walking distance to a local park and only a short drive to Orion Shopping Centre and schools. Springfield Lakes is a master-planned community that has many amazing features already built and many more currently under construction, making it the perfect place to invest in your future.

LEASE DETAILS : * Lease edition 6B * Lease start date 09/12/2014 * Lease end date 08/12/2026 * Lease option 1 x 36 months * Right to vary 1 x up to 12 months Reduction and 1 x up to 12 months Extension * CURRENT GROSS RENT : \$510 pw and adjusted each January to realign with current market rent through an independent professional valuation

PROPERTY FEATURES : * Modern lowset brick home. * 4 Bedroom inc Main with Ensuite, WIR and Air Con. * 2 Separate living areas inc Family/Rumpus and Living/Dining. * Outdoor entertaining area. * Double lock up garage with entry to the home and rear yard. * Security screens on all doors and windows. * New roof and freshly painted throughout. * 400 sqm block. * Built approx 2004.

ABOUT SPRINGFIELD LAKES : Despite being a master-planned community, Springfield Lake's water views and bushland surrounds fill it with character and charm. With a shopping village and primary school in the suburb, and a major shopping centre, university campus and train station nearby, this friendly neighbourhood is a convenient home in a very Australian setting. The new Springfield Central train station (at the nearby Orion Shopping Centre) means that commuting to the city on public transport takes only 40 minutes (rather than the one hour and 20 minutes bus and train combination of the past) – making it perfect for people who want to spend more time at home. Springfield Lakes is perfectly designed for outdoor living. There are 120 hectares of open space – and over 20 kilometres of walking and bike trails. There are also 23 hectares of lakes and creeks, which are perfect for canoeing and kayaking.

DHA LEASE BENEFITS : * DHA guarantee to pay the rent even if the property is vacant. * Annual independent rent reviews * DHA Property Care, an all-inclusive service fee, covers a range of property related services. * At the end of each tenancy period, the property is professionally cleaned. * The lessor may also be entitled to a lease-end make-good (refer to the DHA Lease Agreement). * Zero re-letting fees

RATES : Council rates Approx \$800 per quarter

** A note for Owner Occupiers - This property is sold with a DHA (Defence Housing Australia) lease in place which offers significant benefits to the investor however can't be occupied by the owner/s until the lease ends ***** 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 Sharon Richter of Hudson Property Agents. In accordance with DHA regulations, we advise that this property will only be available for private inspections and must be co-ordinated by the agent with the tenants. 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, lease dates, 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.