

**Address available on request, Warner, Qld 4500**

@realty

## House For Sale

Saturday, 28 October 2023

Address available on request, Warner, Qld 4500

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 420 m2**

**Type: House**



Patrick D'Arrigo

## Offers Over \$729,000 - DHA INVESTMENT OPPORTUNITY!

Rare & amazing opportunity to add a new and secure investment property to your growing portfolio!! Building and pest reports, property title certificate and real life video tour of the property to assist interstate buyers available on request. Guaranteed \$555 rent per week currently! Rent is paid by DHA even if the property is vacant!! Rent amount is reviewed annually in December for an increase 7 years left on the DHA lease still – until March 2030 A further option on the lease to extend for an additional 3 years if you want to at that point At the end of the lease, DHA will freshen up the property to be handed back to you so that it is in 100% sparkling condition for you afterwards to move forward with your future plans. This includes, fresh paint, new carpets and general maintenance and tidying of the property in full for you.

Property details and features; \* Amazing new family lifestyle opportunity only 300m to beautiful Warner Lakes and parklands! \* Where else in Brisbane can you buy a property with the ability to break the cabin fever with the kids and get out of the house and walk down the road & watch the majestic swans or ducks flutter about on the beautiful lakes, go feed the army of turtles down by the bridge or just kick the footy around and soak up the tranquil surroundings and catch the holiday breezes! \* Fantastic and rare investment opportunity\* Only 5 years young and still in near new condition\* Contemporary designed property with fantastic flow and size perfect for the largest of modern day families\* Equipped with all the high quality extras\* Ultra quiet & family friendly street surrounded by a selection of other high quality homes\* Only 30mins to Brisbane CBD and 1 hour to the Sunshine Coast\* Spacious open plan living & dining expanse\* 210m<sup>2</sup> floorplan with great contemporary flow and separation\* Additional generous media room or 2nd family living space\* Large covered outdoor entertaining area\* Seamless flow from indoor living to outdoor entertaining\* Stunning & centrally located gourmet kitchen equipped with an endless flow of stone benchtops, quality appliances including gas cooktop, an abundance of cupboard space & perfectly finished with an in built breakfast bar for the kids / grandkids...all making this an area awaiting any budding MasterChef! \* 4 spacious bedrooms with built-ins in all\* Generous master suite complete with a large walk in robe and a stylish ensuite\* Good yard space for the kids & pets to run amok\* Large old school sized 6m x 6m double lock up garage with remote access & secure internal entry into the family home\* Air conditioning in both living areas and the master bedroom\* Stylish and modern finish to both bathrooms\* An abundance of storage areas\* Internal laundry room\* Additional storage nook at rear of garage\* Ceiling fans\* Security screens\* NBN already at the home with ultra fast fibre to the premises...any faster and you wouldn't be in Australia!!\* The property is set in an ultra convenient family location - positioned only 100m to Warner Lakes medical centre, Green Leaves family daycare, the 24 hour 7/11 and let's not forget the KFC!!\* Stones throw to CBD transport\* Quality schools, Marketplace shopping complex & all amenities on your door step\* 7 min drive to the newly opened Petrie University\* 4 min drive to tranquil Lake Samsonvale\* 420m<sup>2</sup> block allotment with no registered easements

**DHA LEASE BENEFITS:** \* Guaranteed rent paid by DHA to the owner on time every time even if the property is vacant!\* Annual independent rent reviews to keep the rent as best possible in line with the current markets\* No re-letting fees applicable to the owner for the length of the lease\* 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 at no cost the owner\* The owner is also entitled to a lease-end make-good. At the end of the lease, DHA will freshen up the property. Fresh paint, new carpets and general maintenance and tidying of the property so it is 100% pristine again for you at that point to use the property for whatever future purpose you wish straight away without any maintenance issues being required at the end of the lease. If you would like to arrange a private inspection of this amazing investment opportunity please contact Patrick D'Arrigo on 0447 381 869 anytime.