

Aloe Street, Yamanto, QLD, 4305



Sold House

Wednesday, 6 September 2023

Aloe Street, Yamanto, QLD, 4305

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

GOOD YIELD WITH GUARANTEED RENT UNTIL 2030*

This three bedroom investment property has a long term lease in place until 2027 with a further option to extend until 2030. What a wonderful opportunity to get into the property market with guaranteed rent every day of the lease. Currently rented for \$475/week to Defence Housing Australia (DHA).

This property is for sale on behalf of a Defence Housing Australia (DHA) lessor and has a Defence Housing Australia lease in place. Visit dha.gov.au to learn the benefits of investing in Defence Housing Australia property.

PROPERTY FEATURES

- Open plan kitchen/family room
- Separate lounge
- 3 bedrooms with BIR
- Ducted air conditioning
- Double gate access to back yard
- Double lock up garage with remote control
- Ceiling fans and security screens throughout

LEASE DETAILS

- Lease start date: 19/01/2015
- Lease end date: 18/01/2027
- Current rental per week: \$475
- DHA Lease Options and Variations - Option Available: 1 x up to 36 months with a Right to Vary of 1 x up to 12 months reduction and 1 x up to 12 months extension
- DHA Management fee: 15% (+ GST)

DHA LEASE BENEFITS

- * DHA guarantee to pay the rent even if the property is vacant.
- * DHA Property Care, an all-inclusive service fee, covers a range of property related services.
- * The property is cleaned at the end of each tenancy period.
- * The lessor may also be entitled to a lease-end make-good (refer to the DHA Lease Agreement)
- * A rental floor may apply to the DHA Lease Agreement (applicable to specific lease editions and applies to commencement rent).

In accordance with DHA regulations, we advise that this property will be available for private inspection only and to pre-qualified buyers only. Photos are supplied under agreement by DHA and are for illustration purposes only.

For more information, please contact your DHA sales specialist - R&W Ascot.