

Ann Street, Fortitude Valley, QLD, 4006

Place. **P**

Apartment For Sale

Sunday, 18 August 2024

Ann Street, Fortitude Valley, QLD, 4006

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Aaron Woolard
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Premium DHA-Leased Two-Bedroom Apartment Offering Hassle-Free Investment

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

Just moments from exceptional retail and dining options, this fantastic apartment located within the 1000 Ann Village complex is a standout for an investor. It is currently leased to Defence Housing Australia (DHA) and is for sale on behalf of a DHA lessor. Rented at \$650 per week (reviewed in December with new rent applied from 1 January), the initial lease has approximately 12 months remaining, expiring on 24/06/2025, plus a three-year option. Investment properties with a long secure lease term are highly sought after, however rarely offered to the market. Be quick, as this desirable property will not last long.

This apartment features:

- Generously-sized open-plan living and dining area with split-system air conditioning
- Ensuite master bedroom and a sizeable second bedroom, both featuring built-in wardrobes
- Large glass sliding doors seamlessly connect the central space to an expansive covered balcony
- Modern kitchen with stone benchtops, quality appliances and ample cupboard storage
- Combined main bathroom and laundry
- Secure parking for one car
- Complex amenities include a swimming pool, gymnasium and sauna
- Plentiful culinary options, with renowned cafes, restaurants and bars at street level
- Close proximity to James Street precinct, Gasworks Plaza and Howard Smith Wharves
- Fortitude Valley train station, city-bound bus stops and Teneriffe Ferry Terminal minutes away

DHA Lease Summary:

Lease end date: 24/06/2025 (Plus one three-year option)

Rent for 2024: \$650 per week

DHA Lease Options and variations:

Lease option: 1 x up to 36 months (Note the option and right to vary is at DHA's discretion)

Right to vary: 1 x up to 12 months Reduction and 1 x up to 12 months Extension

- Rent is paid a month in advance and is reviewed in December every year by a registered valuer
- DHA Property Care, an all-inclusive service fee, covers a range of property related services
- DHA guarantee to pay the rent 52 weeks per year even if the property is vacant
- The property is cleaned at the end of each tenancy period

Visit www.dha.gov.au to learn about the benefits of investing in DHA property.

Disclaimer:

This property is being sold without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes