

Canary Street, Ripley, QLD, 4306



Sold House

Friday, 26 May 2023

Canary Street, Ripley, QLD, 4306

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

UNDER CONTRACT

This 4 bedroom Coral Home is not just your standard build. Quality abounds, in the fittings and finishes, with plenty of additions to the build. Built on a large 517m², this property is sizable and has good position.

Buy this Investment property and have rent guaranteed 365 days of the year until 2029*. Ultimately as an investor, you are after a constant rental return combined with low maintenance and management fees to obtain a strong cash flow. Fundamentally, what you want is guaranteed rent or a good tenant that will provide an ongoing income stream into the long term. This property is for sale on behalf of a DHA lessor and has a DHA lease in place. (Visit <https://www.rwinvestmentsales.com.au/> or dha.gov.au to learn about the benefits of investing in a DHA property).

PROPERTY FEATURES:

- 4 bedrooms, 2 bathrooms
- Master with large walk-in robe and ensuite
- Kitchen with large walk-in pantry, open plan dining and living areas
- Easy care tiles throughout, and carpet in bedrooms
- Ceiling fans and security screens
- Ducted Air conditioning
- Separate Media/Lounge room
- Laundry with access outdoors
- Separate toilet
- 9ft ceilings and high quality window dressings
- Water tank
- Large, Electric Hot water system
- Fully fenced
- Low maintenance yard
- Large block size of 517m²
- Built 2020

** Walk to Bumble Bee Park

** Short drive to Ripley Town Centre Shopping complex

LEASE DETAILS

- Lease start date: 08/07/2020
- Lease end date: 07/07/2026
- Current rental per week: \$490
- Lease option: 3 years (36 months)
- DHA Property Management fee of 15% + GST

DHA LEASE BENEFITS:

- * Guaranteed rent paid on time every time regardless of whether the house is tenanted
- * Annual independent rent reviews
- * Most non-structural maintenance paid for by DHA
- * The lessor may also be entitled to a lease-end make-good (refer to the DHA Lease Agreement).
- * Zero re-letting fees.

RIPLEY is a Master Plan Community located 10 minutes from Ipswich and less than 45 km from Brisbane.

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