

**Dorville Road, Carseldine, QLD, 4034**



**Sold Townhouse**

Thursday, 20 April 2023

Dorville Road, Carseldine, QLD, 4034

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

## Attention investors!

Investors, take advantage of this opportunity to own a generously sized and modern townhouse in Brisbane's sought-after location. With a guaranteed rent from DHA (Defence Housing Australia) until January 2027, this property offers a secure investment option. The townhouse features 3 spacious bedrooms, a separate full-sized study or living area, and ample living space spread over two levels. The open-plan kitchen leads to a beautiful undercover outdoor entertainment area and yard. You'll love the quiet complex and easy access to important amenities such as shops, cafes, public transport, and Westfield Chermside.

### LEASE DETAILS:

- Current rent in 2023 is \$500pw, reviewed annually each December.
- The DHA lease is edition 6B
- Lease start date of 16/01/2015
- Lease end date of 15/01/2027.
- Lease option is USED
- (Note, there is a right to vary the lease up to 12 months Reduction or Extension, subject to DHA's needs.
- DHA Management fee is 15% of rent + GST

The property boasts several features including a modern kitchen with stainless steel appliances, an outdoor undercover patio, 2.5 bathrooms, separate laundry, full-size double garage, air conditioning, security screens on doors and windows, and a private estate, all perched on a 245 sqm block.

This property is located within the Aspley East Primary and Aspley State High School catchment and is just a short drive to Carseldine train station.

The DHA lease benefits include guaranteed rent paid on time every time, annual independent rent reviews, most maintenance paid for by DHA, zero re-letting fees, and the lessor may also be entitled to a lease-end make-good, including new paint and carpet.

Don't miss out on this opportunity to own a no-fuss investment property with a rental guarantee. Let DHA take care of all the hard work for you.

\*\* 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.

Call your DHA specialist Agent (R&W Ascot) to arrange an inspection.