

**Foambark Street, Mcdowall, QLD, 4053**



**Sold Townhouse**

Wednesday, 6 September 2023

Foambark Street, Mcdowall, QLD, 4053

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Tania Paahi

## UNDER OFFER

This no nonsense townhouse is for sale on behalf of a Defence Housing Australia lessor and has a Defence Housing Australia lease in place. This means that you have guaranteed rent every day of the year until October 2024, with the option that DHA will extend for a further 3 years after that. This makes it the ultimate set & forget investment. DHA look after most of the maintenance, and at the end of the lease, they will re-carpet and paint the property (subject to the lease conditions).

The complex was built in 2011 and consists of 11 townhouses. The property features 3 bedrooms on the upper level and on the ground level is the open plan kitchen/living/alfresco area. The lower floor has easy care tiles, air conditioning and ceiling fans. Located within walking distance to McDowall State School, the leafy Chermide Hills and access to all the important amenities including local shops and cafes. The Westfield Chermide is also within close proximity.

### LEASE DETAILS

- \* Current rental of \$455 per week
- \* Lease start date: 18/10/2012
- \* Lease end date: 17/10/2024
- \* Lease option 1 x up to 36 months
- \* Right to vary 1 x up to 12 months reduction and 1 x up to 12 months extension
- \* DHA management fee of 11.82% + 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.