

**Francisca Drive, Augustine Heights, QLD, 4300**



**Sold House**

Wednesday, 6 September 2023

Francisca Drive, Augustine Heights, QLD, 4300

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **GUARANTEED RENT UNTIL 2027\***

This modern 3 bedroom house is located in the highly sought after community of Augustine Heights. and is a quality Set-and-forget investment. This property is for sale on behalf of Defence Housing Australia (DHA) lessor and has a Defence Housing Australia lease in place until 2027\*.

### **PROPERTY FEATURES:**

- 3 bedrooms
- 2 bathrooms
- Air conditioning in lounge, family and Master bedroom
- Neutral tones and easy maintenance
- Master bedroom with large Walk-in-robe and Ensuite
- Easy care tiles in kitchen/family and carpet in lounge and bedrooms
- Security screens and fans throughout
- Large water tank
- Low maintenance garden
- Fully fenced yard - 450 m2 Block
- Built in 2014

### **LEASE DETAILS:**

- Current rental per week: \$475
- Lease start date: 29/09/2015
- Lease end date: 28/09/2027

### **DHA Lease Options and Variations**

- Option Available: 1 x up to 36 months
- Right to Vary Available: 1 x up to 12 months reduction and 1 x up to 12 months extension
- Management fee: 15% (+ GST)

### **LOCATION OVERVIEW:**

Augustine Heights is known for its great schools, parks, and recreational facilities. The location is unbeatable, with easy access to major highways, shopping centres, schools and dining options.

### **With Close Proximity to:**

- 4 Mins away from Augusta State School
- 6 Mins away from Orion Shopping Centre
- 7 Mins away from Train Station, University and the freeway
- 20 minutes to Ipswich CBD
- 30 minutes to Brisbane CBD

### **DHA LEASE BENEFITS**

- \* Guaranteed rent is paid 52 weeks a year (DHA guarantee to pay the rent even if the property is vacant).
- \* Rent is paid a month in advance
- \* Rent 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.
- \* The property is cleaned at the end of each tenancy period.
- \* The lessor may also be entitled to a lease-end make-good which may include painting and new carpets (refer to the DHA Lease Agreement)

Investing with DHA - Visit [www.dha.gov.au](http://www.dha.gov.au) to learn about the benefits of investing in DHA property.

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.