

Address available on request, Doolandella, Qld 4077 

## House For Sale

Monday, 27 November 2023

Address available on request, Doolandella, Qld 4077

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Sharon Richter  
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Viv Robinson  
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## \$699,000 Plus

INVESTORS : If you are searching for a no fuss investment, this property located in DOOLANDELLA, approx 17km from the Brisbane CBD, will suit you perfectly! This property represents an excellent opportunity for savvy investors to purchase this no-fuss, stress-free investment on a long term DHA (Defence Housing Australia) lease until June 2025 with a 3 year option which could take it through until 2028. At lease end the home is repainted inside and out as part of the lease end 'make good' and at DHA's expense before being handed back for you to move in, rent out privately or sell OR you can also choose to discuss DHA's requirements for the home on a longer term basis with the potential to lock in a new lease. You're also free to onsell to another investor at any time during the lease. A DHA (Defence Housing Australia) lease offers the new owners amazing inclusions such as guaranteed rental income, a comprehensive property care/maintenance package, & annual independent professional rental valuations and adjustments, all of which are designed to offer buyers a stress free experience. Ideal for those investors located anywhere in the country, purchasing as an individual or through self managed super funds, and perfect for those starting their property portfolio and looking for a safe and secure option. CURRENT RENT for 2023: \$550pw and adjusted each January to realign with current market rent through an independent professional valuation. LEASE FEATURES : \* Lease edition Edition 6B \* Lease start date 25/06/2013 \* Lease end date 24/06/2025 \* Lease option 1 x 36 month option \* Right to vary 1 x up to 12 months Reduction or Extension Note: The option and right to vary is at DHA's discretion. FEATURES : \* 4 bedrooms with 2 living areas \* Flexible Multi purpose room as a separate Lounge or family room \* Master with Walk in robe, Air con & Ensuite. \* Main bathroom with shower and separate bath \* Open plan lounge, dining and kitchen with sliding glass doors to an outdoor undercover area \* Ceiling fans throughout with Aircon to master, main living and kitchen/dining \* Security grills to windows and doors \* Double lock up garage with remote control entry and internal access to the home \* Year Built - 2012 RATES: Council & Water Rates TBC. 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 These are just some of the benefits of the DHA lease attached to this property. Enjoy all the benefits of rental guarantee and a no fuss investment property; let DHA do all the hard work for you. \*\* A note for Owner Occupiers - This property is sold with a DHA (Defence Housing Australia) lease in place which offers significant benefits to the investor however can't be occupied by the owner/s until the lease ends \*\*\*\*\* Investing with DHA - This property is for sale on behalf of a DHA Lessor and has a DHA Lease Agreement in place. Visit [dha.gov.au](http://dha.gov.au) to learn about the benefits of investing in a DHA property. If you would like to arrange an inspection please contact Sharon Richter of Hudson Property Agents. In accordance with DHA regulations, we advise that this property will only be available for private inspections and must be coordinated by the agent with the tenants. Information provided above has been obtained from various sources which we believe to be accurate, however, Hudson Property Agents accept no liability for any errors or omissions, including but not limited to a floorplan, lease dates, build date, land size, floor plans and size, and property condition. Interested parties should make their own enquiries and conduct their own due diligence in addition to obtaining legal advice from their appointed sol