

Address available on request, Eatons Hill, Qld 4037



House For Sale

Tuesday, 21 November 2023

Address available on request, Eatons Hill, Qld 4037

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 700 m2

Type: House



Sharon Richter
0407288028



Viv Robinson
0407918184

\$885,000 Plus

INVESTORS: We are proud to present investors with this desirable home, currently under lease to DHA (Defence Housing Australia) until 2029 with a three year option that would take it through until 2032. Currently rented at \$650 per week and assessed annually with an independent & professional valuation to obtain current market rent, before being adjusted on the 1st of January every year. The property is situated in an enviable street in the Blue chip Brisbane suburb of Eatons Hill approx, 25km from the Brisbane CBD and surrounded by other high quality family homes. Eatons Hill is known for its sense of community and family values. Within easy reach of transport inc buses and train networks, schools, local shopping centres as well as numerous parks. 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 for stress free investing. Ideal for investors located anywhere in the country, superannuation funds, and perfect for those starting their property portfolio and looking for a safe and secure option. At lease end the home would be handed back for you to do as you like - move in, rent out privately or sell. You can also choose to discuss DHA's requirements for the home on a longer term basis with the potential for a new lease. You're also free to onsell to another investor at any time during the lease. LEASE DETAILS: * Lease start date: 12/04/2023 * Lease end date: 11/04/2029 * Lease option: 1 x up to 3 year option * Right to vary: 1 x up to 12 months Reduction and 1 x up to 12 months extension * Note: The option and right to vary is at DHA's discretion. CURRENT RENT 2023 : \$650PW and adjusted each January to realign with current market rent through an independent professional valuation PROPERTY FEATURES: * Large 5 bedroom home or 4 plus a full size study near front of home * Master suite with Walk-In robe, Air-conditioning and Ensuite * Two living areas including a separate lounge * Modern kitchen boasts stainless steel cooking appliances & ample storage and bench space. * Air conditioned living areas. * Tiled family & meals area with double sliding doors opening to outdoor undercover alfresco dining area. * Ceiling fans throughout * Double lock up garage with internal access & drive through door to rear yard * Security screens * Spacious 700 sqm flat block. * Built approx 2006 RATES & WATER : TBC DHA LEASE BENEFITS: * Guaranteed rent paid on time every time regardless of whether the house is occupied. * Annual independent rent reviews. * Zero re-letting fees for the length of the lease. * DHA Property Care, an all-inclusive service fee, covers a range of property related services. * At the end of each tenancy period, the property is professionally cleaned. ** 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 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 co-ordinated 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 Floorpan, 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 solicitor or conveyancer.