

Address available on request, Middle Ridge, Qld 4350



House For Sale

Friday, 5 July 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 646 m²

Type: House



Alan Reilly

Offers Over \$745,000

Located in a quiet cul-de-sac in ever popular Middle Ridge this well presented home is ready for new owners! Currently Leased for \$685 per week to Defence Housing Australia this property is perfect for any astute investor looking for a well positioned, low maintenance property with a reliable return. Plus with the current lease ending on 29 September 2025 this property also represents a great opportunity to buy now before prices rise further and be able to move-in in the future. Features of the home include:

- 4 bedrooms with builtins and ceiling fans
- Main bedroom with walk in robe and ensuite
- Large lounge and dining area with ceiling fan and air conditioning
- Separate family area leading to the outdoor entertaining area
- Modern kitchen with great bench space, gas cooktop and electric oven
- East facing outdoor entertaining area
- Attached double garage
- Fully Fenced Back yard

Whether you're looking for an investment property or a family home this spacious, low maintenance and well positioned property is a must see. Inspections by appointment only. Please Contact Reilly Real Estate today to arrange your personal Inspection.

DHA Lease Summary: Guaranteed Rent: \$685 per week
End Date: 29 September 2025
DHA Lease Options and Variations: Nil – 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)

Investing with DHA – This property is for sale on behalf of a DHA lessor and has a DHA lease in place. Visit 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 prequalified buyers only. Photos are supplied under agreement by DHA and are for illustration purposes only.