

Address available on request, Yamanto, Qld 4305



House For Sale

Wednesday, 13 December 2023

Address available on request, Yamanto, Qld 4305

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 858 m2

Type: House



Tina Swales

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Offers Over \$599,000

We have all heard it many times, "Invest in Bricks and Mortar". Well, if you're looking for a great investment property with very little risk but a little unsure, what better security than knowing the Australian Government is your lessee, guaranteed monthly rent payment and the protection of a registered lease until late April 2027, plus the DHA take care of all the general regular maintenance and the everyday running of the property. The property itself is fantastic and the location even better, has great street appeal and was built approx 2015. Offering four (4) bedrooms with built-ins, all are good size, and the main bedroom has an ensuite and robe and located at the rear of the property. The two (2) separate living areas offering space for all the family. The good size modern kitchen is practical and services the adjoining dining room. The ducted air-conditioning plus ceiling fans and full security screening guarantees year-round comfort plus there's a good size under roof outdoor area. The block is flat and fully fenced on a large 858 sqm block and offers side yard access. This property is surrounded by similar modern lowset brick homes, in a quiet Yamanto position. Easy access to plenty of local shopping centres, major highways, and the convenience of course the defence personnel (and future prospective owners do and will) have access to the numerous local schools, recreational facilities, etc... This property has been a "DHA lease back" property and the lease will remain in place until April 2027. The best part is once it expires the DHA will consider extending the lease for a further term or if not, they will hand it back after it receives a mini refit. This may include but not limited to, new carpet, new paint inside & out, garden makeover etc. So... guaranteed monthly rent, in house management, minor maintenance covered, strict tenant control, plus its handed back looking as good as possible. You won't get this sort of security with a private rental. • Currently renting for \$505 per week (new rental review in the coming weeks) • DHA Management fees approx- 16.5% • Guaranteed rent for the life of the lease. • General maintenance/ repairs are covered. • Lease terms and financials can be supplied to qualified buyers. # This property is strictly only available for investors as the registered lease remains in place until 2027. **Disclaimer: All information is provided in good faith and is accurate to the best of our knowledge, but House Property Agents takes no responsibility for any error or omission. Buyers are encouraged to conduct their own enquiries and should satisfy themselves as to all aspects of the property prior to making any purchasing decision.