

Cherwell Avenue, Bohle Plains, QLD, 4817



House For Sale

Wednesday, 25 September 2024

Cherwell Avenue, Bohle Plains, QLD, 4817

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Sharon Richter
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Sage Merlin
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LEASED TO DEFENCE HOUSING UNTIL 2026. ENTRY LEVEL INVESTING.

INVESTORS: This is a perfect opportunity for a savvy investor. This property has a DHA (Defence Housing Australia) lease in place and rent is guaranteed until the end of the lease in December 2026. Located on a quiet street in the Kalynda Chase development in Bohle Plains, now one of Townsville's most popular developments with tennis courts, walking tracks, a gym, convenience shopping, restaurants and public transport.

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 is repainted at DHA's expense before being handed back for you to 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 edition? 6B
- * Lease start date? 6/12/2011
- * Lease end date? 5/12/2026
- * Lease option? Used
- * Right to vary? 1 x up to 12 months Reduction and 1 x up to 12 months Extension
- * All options/extensions are in DHA's favour.

CURRENT GROSS RENT for 2024: \$460pw and adjusted each December according to an independent professional valuation.

PROPERTY FEATURES:

- * Modern lowset brick home
- * 3 Bedrooms
- * Master Bedroom inc Main with Ensuite, Walk in robe and Air Con
- * 2 Separate living areas inc Family/Rumpus and Living/Dining
- * Open plan dining, kitchen and family air-conditioned flows out to the undercover entertaining area through glass sliding doors.
- * Large undercover outdoor entertaining area perfect for alfresco living and dining
- * Air conditioning and fans throughout
- * Double lock up garage with internal entry
- * Security Screens
- * 458 sqm block
- * Built approx 2011

DHA LEASE BENEFITS:

- * Guaranteed rent paid on time every time regardless of whether the house is tenanted
- * Annual independent rent reviews
- * Most maintenance is 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 a rental guarantee and a no fuss investment property; let DHA do all the hard work for you.

** 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 pre-qualified buyers.

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, 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.