

Joy Chambers Circuit, Ripley, QLD, 4306



House For Sale

Tuesday, 24 September 2024

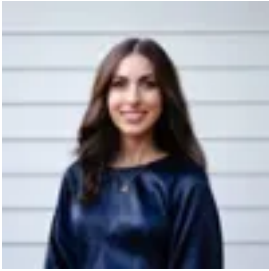
Joy Chambers Circuit, Ripley, QLD, 4306

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Vanya T

Highly Stable and Secure DHA investment

Essential Details at a Glance:

- Located in Ripley. Address and inspection available on request
- Suitable for Investor Buyers Only. DHA property.
- 200m2 Home on a 376m2 Block
- 4 Bed, 2 Bath, 2 Garage
- Built in 2018 by Pivotal Homes
- Ecco Ripley Estate
- Zoned for Ripley Central State School
- Council Rates: \$716/quarter
- No Flooding

Defence Housing Australia (DHA) Lease Considerations and Benefits:

- Currently Tenanted for \$550/week through DHA
- Long Term Lease Dates: 24/10/2019 - 23/10/2025, with 3 year extension option
- 3 year extension option can be exercised by DHA at their discretion
- Rent is paid to you by DHA on time, every week, regardless of occupancy status
- Rent automatically increases at the start of every calendar year
- DHA determines the rental increase amount at the start of every calendar year
- DHA Management Fee is 16.5% Inclusive of GST
- DHA will pay for most maintenance issues as part of their management fee
- DHA will re-paint the house at end lease at no cost
- If 3 year option is activated and the lease ends after 9 years total, DHA will also re-carpet the house at no cost
- Investor Buyers will have the DHA Standard Lease Agreement attached to the sales contract. This agreement can also be found online by searching for "DHA Standard Lease Agreement".
- Property can be on-sold prior to the DHA lease agreement expiring with no concerns

This quality built family home is a perfect investment opportunity for a long-term and savvy investor. Featuring 4 bedrooms, a bright and airy open-plan layout and a low-maintenance yard perfect for kids and pets, this home is ideal for those seeking a highly stable and secure DHA investment in a family-friendly community.

Property Features:

- 4 spacious bedrooms with built-ins, fans, security screens and blinds
- Master bedroom with walk-in robe, air-conditioning and ensuite
- Ensuite with shower, vanity and toilet
- Air-conditioned open-plan kitchen, dining and living areas lead out to the breezy alfresco
- Modern kitchen with 4-burner gas cooktop, oven, fridge space and pantry
- Main bathroom with bath, shower and separate toilet
- Separate Laundry
- NBN Connection
- Town Gas Connection
- 6.6kW Solar System
- Exceptional location close to the highly popular Rocket Ship Park and walking distance to Coles
- Fully fenced yard on 376m2 block

Location*:

- Zoned for Ripley Central State School
- Easy access to Cunningham and Centenary Highways
- 1 minute walk to Rocket Ship Park
- 2 minutes to Ripley Town Centre Shopping (Coles)
- 4 minutes to Ripley Central State School
- 15 minutes to Springfield Train Station
- 15 minutes to Ipswich CBD
- 45 minutes to Brisbane CBD

This property is best viewed in person - please contact Vanya to arrange a private inspection.

Disclaimer:

Ray White has taken all reasonable steps to ensure that the information in this advertisement is true and correct but accepts no responsibility and disclaims all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.

* Times Indicative Only