

**Latona Street, Warner, QLD, 4500**

**House For Sale**

Sunday, 8 September 2024

**blac**  
property group

Latona Street, Warner, QLD, 4500

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Antony Thompson  
0488707648

## Spacious Family Home with DHA Lease Until Mid-2027

This well-maintained 4-bedroom, 2-bathroom home in Warner presents an exceptional opportunity for astute investors seeking a secure, hassle-free investment. Leased to Defence Housing Australia (DHA) until mid-2027, this property guarantees a reliable rental income and offers investors peace of mind with a long-term lease and annual rental reviews. Currently rented at \$645 per week, it's a solid, tax-effective addition to any investment portfolio.

### Property Features:

- 4 bedrooms, 2 bathrooms, and secure double garage
- Spacious 480sqm block, fully fenced with exposed yard space
- Master bedroom with double built-in robes, ensuite, A/C, and ceiling fan
- Fans and split system air conditioning throughout for year-round comfort
- Formal lounge, dedicated dining space, and separate family room
- Well-appointed kitchen with curved benchtop at the heart of the home
- Undercover alfresco area perfect for outdoor entertaining
- Internal laundry with easy outdoor access

### Defence Housing Australia Lease Benefits:

- Guaranteed rent paid on time, every time – even if the property is vacant
- Annual independent rent reviews (currently \$645 per week)
- Zero re-letting fees during the lease term
- DHA Property Care – a comprehensive service covering property management and maintenance
- DHA restoration services at the end of the lease, including internal and external repainting, and any necessary re-carpeting

This secure lease arrangement not only ensures a steady income but also offers the potential for tax depreciation advantages, making it a smart choice for long-term investors.

### Why Invest in a DHA Property?

Properties under DHA lease are maintained to the highest standard, ensuring they remain in top condition throughout the tenancy. Investors can enjoy zero vacancies and the peace of mind that comes with guaranteed rent, regardless of market conditions. These benefits make DHA properties highly desirable for investors looking for a hands-off, stable investment.

### Location Benefits:

Situated in a prime location in Warner, close to local shops, schools, and public transport, this property is perfect for those seeking convenience alongside a peaceful, family-friendly environment. Parks, green spaces, and community facilities are all within easy reach, making it an ideal place for tenants to enjoy.

Properties like this, offering secure long-term leases and guaranteed income, are in high demand. Don't miss the chance to secure this excellent investment opportunity, call Antony Thompson on 0488 707 648 or Todd Windle on 0455 900 278!