

**Lockyer Street, Kleinton, QLD, 4352**



**House For Sale**

Saturday, 31 August 2024

Lockyer Street, Kleinton, QLD, 4352

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## DHA Investment Opportunity in Kleinton

Located on an elevated 978sqm with side access, this well positioned property is for sale on behalf of a DHA Lessor and offers a luxury home with guaranteed rent!

This Swish Design and Construct home, brings the perfect blend of contemporary style and easy family living. Featuring bamboo flooring, high ceilings, and bright, airy spaces, this home offers a seamless flow from the open-plan kitchen, living and dining areas to a vast covered alfresco and fenced backyard.

The kitchen is equipped with stone benchtops, electric cooking and large pantry, with views of the backyard. A versatile media room adds flexibility, while the private master suite includes a walk-in robe and a chic ensuite with an oversized shower. Three additional bedrooms offer built-in robes and ceiling fans, with a central bathroom nearby.

Located in a quiet sought after area, the property is only moments away from all Highfields services and just 15 mins from the Toowoomba CBD.

Leased to Defence Housing Australia until December 2027, this property also offers guaranteed rent for the life of the lease and a range of extra benefits only available via a DHA leased property.

For further information or to arrange your personal inspection, contact the team at Reilly Real Estate today.

### DHA Lease Summary:

Guaranteed Rent: \$690 per week (reviewed annually)

End Date: 15 December 2027

### DHA Lease Options and Variations:

Lease option: 1 x up to 36 months (Note the option and right to vary is at DHA's discretion)

Right to vary: 1 x up to 12 months Reduction and 1 x up to 12 months Extension

- DHA guarantee to pay the rent 52 weeks per year even if the property is vacant.
- Rent is paid a month in advance and is reviewed in December every year by a registered valuer.
- 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)

Visit [www.dha.gov.au](http://www.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. Photos are supplied under agreement by DHA and are for illustration purposes only.

For more information about this property and the benefits of a DHA leased property contact the team at Reilly Real Estate today.