

# Lyrebird Cres, Upper Kedron, QLD, 4055



## House For Sale

Friday, 30 August 2024

Lyrebird Cres, Upper Kedron, QLD, 4055

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## **RENTED UNTIL 2026 (+3 YR OPTION) WITH DEFENCE HOUSING. PERFECT INVESTOR OPPORTUNITY.**

**INVESTORS :** We are proud to present investors with this desirable home, currently under lease to DHA (Defence Housing Australia) until 2026 with a three year option that would take it through until 2029. Situated in an enviable street in the Blue chip Brisbane suburb of Upper Kedron, just 13km from the Brisbane CBD and surrounded by other high quality executive homes. Upper Kedron is a suburb that is known for its sense of community and family values. Within easy reach of transport inc buses and train networks, schools, local shopping centres as well as numerous parks.

### **LEASE DETAILS :**

- \* Leased until 27/02/2026
- \* Option available : 1 x up to 36 month option
- \* 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 RENT 2024 :** \$690 PW and adjusted annually based on the assessment from an independent professional valuer.

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 would be handed back for you to do as you like - 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.

### **FEATURES:**

- \* 4 bedrooms, all with built-ins
- \* Master bedroom with Ensuite, BIR's and Air con
- \* Modern kitchen boasting stainless steel appliances
- \* Main bathroom with shower and separate bath
- \* Two separate living/lounge areas
- \* Open plan lounge, dining and kitchen with Air conditioning
- \* Ceiling fans
- \* Security grills to windows and doors
- \* Double lock up garage with remote control entry and internal access to the home
- \* Covered outdoor area
- \* Built approx 2013
- \* Approx 15km to Brisbane CBD
- \* 6 minutes to Ferny Grove Train Station

### **DHA LEASE BENEFITS:**

- \* Guaranteed rent paid on time every time regardless of whether the house is tenanted
- \* Annual independent rent reviews
- \* Most non structural maintenance 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

**\*\* A note for Owner Occupiers -This property is sold with a DHA (Defence Housing Australia) lease in place which offers significant benefits to the investor however can't be occupied by the owner/s until the lease ends \*\***

**\*\*\*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 must be coordinated by the agent with the tenants.

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 Floorplan, lease dates, build date, land size, floor plans and size, and property condition. Interested parties should make their own enquiries and conduct their due diligence in addition to obtaining legal advice from their appointed solicitor or conveyancer.