

Mona Vale Place, Annandale, QLD, 4814



House For Sale

Friday, 30 August 2024

Mona Vale Place, Annandale, QLD, 4814

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Sharon Richter
0407288028



Sage Merlin
0417604683

LEASED TO DEFENCE UNTIL 2031 + 3 YR OPTION.

INVESTORS: This property represents a perfect opportunity for a savvy investor and is on a current DHA (Defence Housing Australia) lease until 2031 plus 1 x 3 year option which could take it through until the year 2034!

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.

LEASE DETAILS :

- * Current lease dates : 05/05/2016 to 04/05/2025
- * New lease dates : 05/05/2025 to 04/05/2031
- * Lease option? 1 x 36 months
- * 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: \$530pw and adjusted annually according to an independent professional valuation using comparable rentals.

PROPERTY FEATURES :

- * 4 Large bedrooms including Master with Walk in robe, Ensuite and air conditioning
- * Generous size kitchen with ample storage and bench space
- * Outdoor undercover living area overlooking fully fenced rear yard
- * Two separate living areas inc air-conditioned family and lounge
- * Security Screens on doors and windows
- * Ceiling fans in all bedrooms.
- * Built approx 2002
- * Approx 690sqm of land
- * Spacious flat rear yard
- * Short drive to both Annandale Shopping Centre and Fairfield Shopping Centre
- * Short drive to James Cook University Hospital & University and Lavarack Barracks

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

ABOUT ANNANDALE :

Annandale, Townsville, offers investors a compelling opportunity with its strategic location and growing demand. This suburb is situated within easy reach of the city centre and major amenities, making it a desirable choice for tenants. The strong rental market and potential for capital appreciation make Annandale an attractive option for investors seeking a profitable and stable investment.

** 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 co-ordinated 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 own due diligence in addition to obtaining legal advice from their appointed solicitor or conveyancer.