

Resolution Street, Rasmussen, QLD, 4815



House For Sale

Saturday, 10 August 2024

Resolution Street, Rasmussen, QLD, 4815

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Sharon Richter
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Sage Merlin
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ENTRY LEVEL INVESTING IN DEFENCE HOUSING, GUARANTEED RENTAL INCOME.

INVESTORS: This modern home offers the astute investor a great opportunity for good capital growth. Currently leased to Defence Housing (DHA) on a long term lease until 2025 plus an additional 3 year option that could take it through until 2030!

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 is repainted at DHA's expense before being handed back for you to 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 free to sell to another investor at any time during the lease.

Suburb information:

Nestled north of Townsville's bustling CBD, Rasmussen offers a peaceful family-oriented atmosphere. This flourishing community boasts spacious homes on larger blocks, perfect for those seeking a relaxed suburban lifestyle. Residents enjoy easy access to essential amenities, parks, and schools, while major roads provide convenient connections to the city centre and beyond.

LEASE FEATURES

- * Lease edition : 6C
 - * Lease start date : 13/12/2016
 - * Lease end date : 12/12/2025
 - * Lease option : 1 x 36 month option
 - * Right to vary : 1 x up to 12 months Reduction and 1 x up to 12 months Extension
- * CURRENT RENT for 2024: \$480pw and adjusted every year to market value, based on the assessment from an independent professional valuer.

FEATURES:

- * 4 bedrooms inc Master bedroom with air-conditioning, walk-in robe and en suite
- * Two large living areas
- * Open plan dining, kitchen and family air-conditioned flows out to the undercover entertaining area through glass sliding doors.
- * Large undercover outdoor entertaining area perfect for alfresco living and dining
- * Air conditioning and fans throughout
- * Separate laundry
- * Double Lock up auto garage with storage and internal entry to the home
- * Side access through double gates
- * Safety screens throughout
- * Smoke alarms and electrical safety switch
- * 5608 SQM of land
- * Built approx 2015

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

RATES:

Council & Water combined: \$TBC

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