

# Sea Eagle Circuit, Douglas, QLD, 4814



## House For Sale

Tuesday, 24 September 2024

Sea Eagle Circuit, Douglas, QLD, 4814

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## **DHA LEASED UNTIL 2029 + 3 YR OPTION. HOME IN PRIME LOCATION CLOSE TO HOSPITAL AND JAMES COOK UNI.**

**INVESTORS :** We are proud to present investors with this desirable home, perfectly located in Douglas, Townsville and currently under lease to DHA (Defence Housing Australia) until 2029 with a 3 year option that could take it through until 2032. Situated within walking distance to all major public facilities, minutes from quality schools, Townsville CBD, James Cook University and Townsville Hospital. A hidden gem for investors, Douglas offers a unique blend of suburban charm and growth potential. Its proximity to James Cook University, schools, and shopping centres makes it a highly desirable location for tenants. Douglas presents a solid investment opportunity. Its tranquil setting and easy access to the city centre and natural attractions make it a sought-after suburb for both residents and investors alike.

### **LEASE DETAILS :**

- \* Lease edition 7
- \* Lease start date : 6/05/2023
- \* Lease end date 5/05/2029
- \* Option : 1 x up to 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 RENT 2024:** \$580pw and adjusted annually based on the market rent assessment from 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're also free to onsell to another investor at any time during the lease.

### **FEATURES:**

- \* 4 bedrooms/ 2 Bathrooms and Double Lock up garage
- \* Master bedroom, air conditioned, robe and en suite
- \* Open plan dining, kitchen and family air-conditioned flows out to the undercover entertaining area through glass sliding doors.
- \* Air conditioning and fans throughout
- \* Tiled living and carpeted bedrooms and lounge
- \* Separate laundry
- \* Double auto garage
- \* Large undercover outdoor entertaining area perfect for alfresco living and dining
- \* Safety screens throughout
- \* Smoke alarms and electrical safety switch
- \* 865SQM of land
- \* Built approximately 2005

This investment equals "peace of mind" from a long lease, guaranteed rental income paid monthly in advance and other extensive benefits of the DHA Property Care Services.

### **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

\* Zero re-letting fees

These are just some of the benefits of the DHA lease attached to this property. Enjoy all the benefits of rental guarantee and a no fuss investment property; let DHA do all the hard work for you.

\* 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](http://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 to pre-qualified buyers.