

Stokes Court, Ferny Grove, QLD, 4055



House For Sale

Wednesday, 25 September 2024

Stokes Court, Ferny Grove, QLD, 4055

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Sharon Richter
0407288028



Viv Robinson
0407918184

INVESTOR OPPORTUNITY - LEASED TO DEFENCE HOUSING. CLOSE TO PUBLIC TRANSPORT AND CONVENIENCES.

INVESTORS will love the security of the long term lease in place with DHA (Defence Housing Australia) on this modern four bedroom home. Perfectly situated in the well established suburb of Ferny Grove just 13km from the Brisbane CBD and situated close to Ferny Grove State School, the local child care centre and 5 minutes drive to the Ferny Grove Train Station.

DHA LEASE DETAILS

- * Lease edition? Lease Edition 6B
- * Lease start date 19-09-2013
- * Lease end date? 18-09-2028
- * Lease option? USED
- * Right to vary? 1 x up to 12 months reduction and 1 x up to 12 months extension
- * Note: The option and right to vary is at DHA's discretion.

CURRENT RENT for 2024 : \$775PW and reassessed and adjusted through an independent valuer for market rent.

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 to offer buyers a stress free experience. Ideal for those investors located anywhere in the country, purchasing as an individual or through self managed super funds, and perfect for those starting their property portfolio and looking for a safe and secure option.

At lease end the home is repainted inside and out as part of the lease end 'make good' and at DHA's expense before being handed back for you to move in, rent out privately or sell OR you can also choose to discuss DHA's requirements for the home on a longer term basis with the potential to lock in a new lease. You're also free to onsell to another investor at any time during the lease.

FEATURES :

- * 4 bedrooms, inc master with WIR, AC & Ensuite.
- * Open plan family, dining and kitchen with sliding glass doors to an outdoor undercover area. Separate lounge.
- * Ceiling fans throughout with Aircon to master, main living and kitchen/dining
- * Security grills to windows and doors
- * Double lock up garage with remote control entry and internal access to the home and rear yard
- * 467SQM block with fully fenced rear yard.
- * 13km to Brisbane CBD
- * Built approx 2012

DHA LEASE BENEFITS:

- * Guaranteed rent paid on time every time regardless of whether the house is tenanted
- * Annual independent rent reviews
- * Most nonstructural 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 own due diligence in addition to obtaining legal advice from their appointed solicitor or conveyancer.