

# Lot 440 Fuseta Crescent, Cosgrove, Qld 4818

## House For Sale

Tuesday, 7 May 2024

Lot 440 Fuseta Crescent, Cosgrove, Qld 4818

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 462 m<sup>2</sup>

Type: House



Alex Goldhagen



David Clynch  
0408227802

**\$619,900**

Package Price: \$619,900 Weekly rent offered: \$580 p/w Commencement Lease Term: 9 years + 3 year extension Land Registration: September 2024 Each year, Defence Housing Australia (DHA) rents quality properties directly from investors to house Defence members and their families. DHA has assessed these property plans, inclusions and locations and confirm the property meets DHA requirements. DHA has committed to a long-term lease on completion of construction, if delivered to the agreed specifications. DHA is not the vendor of the property. DHA offers a long-term lease, with guaranteed\* rental income and a range of property care services. The benefits of leasing to DHA include:- guaranteed\* rental income- long-term leases of up to 6, 9 or 12 years, with the possibility of extension- rent paid in advance, even when the property is vacant- periodic property inspections- property care including most non-structural repairs\*\* - market rent review service (periodically reviewed by an independent licensed valuer)- one service fee (deducted monthly from rental payments)- online services portal to view and manage your property- monthly statements- property professionally cleaned at lease end, returned with all appliances working and grounds tidy. Disclaimers\* Rent may be subject to abatement under certain circumstances such as loss of enjoyment or amenity, or breach of lease terms. Rent is paid where the property is habitable. Should a property become uninhabitable during the term of the lease, or lessor breaches the lease terms, the rent may cease or abate, and the lease may be terminated by DHA. Guaranteed rent is subject to the terms of the lease. DHA does not take into account an investor's objectives or financial needs. Investors should always seek appropriate independent advice before making any investment decisions with DHA.\*\* A comprehensive description of repairs included in our service and exclusions can be found in the Property Care Contract. For more information, please visit <https://www.dha.gov.au/investing/propertycare>. Defence Housing Australia (DHA) and True Wealth Property do not guarantee, warrant, or represent that the information contained in this advertising and marketing material is free from errors or omissions. Illustrations and photographs are to be regarded as indicative only. Any interested parties should make their own enquiries, seek expert advice, and review the contract terms. Prices are subject to change without notice. This advertising and marketing material does not form part of the contract of sale. A copy of the pre-commitment offer to lease and associated documents can be provided on request. For more information about leasing this property to DHA, please contact the DHA Leasing Team on 139 342.