

# Lot 8029 Steeple Chase, Cosgrove, Qld 4818



## Sold House

Wednesday, 6 September 2023

Lot 8029 Steeple Chase, Cosgrove, Qld 4818

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 445 m2

Type: House



Tropical Homes

## Contact agent

AN INVESTMENT WITH A SECURE, LONG-TERM TENANT – DEFENCE HOUSING AUSTRALIA Lot 8029 Steeple Chase, Shaw Qld 4818 Have you heard of Defence Housing Australia (DHA)? DHA are a Government Business Enterprise (GBE) who provides quality and secure housing to support Australian Defence Force, employees and their families. Take advantage of DHA's offer to lease this house and land package which includes:

- guaranteed commencement rent of \$575.00 per week with an updated rent review within three months of the expected build completion
- long-term lease of 9 years, with the possibility of extension
- guaranteed\* rent from settlement with all DHA requirements met
- annual rent reviews conducted by independent valuers
- property care including most non-structural repairs\*\*
- one service fee.

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. \*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/property-care>.

**INCLUSIONS** Fully Air Conditioned - Fujitsu Splits Custom Kitchen with Stone Bench Tops S/S Appliances with Cooktop, Electric Oven & Rangehood Tiles to Living Areas incl Porch & Patio, Carpet to Bedrooms Ensuite & Walk in Robe to Master Bedroom Built in Robes to all other Bedrooms Security Screens to all Windows & Sliding Glass Doors Double Remote Garage Landscaping including Fence, Turf, Gardens & Auto Irrigation 25 Year Structural & 12 Month Maintenance Warranties For more information on how to secure this home, please give our friendly team a call on (07) 4722 7200.