

**Mott Street, Gaythorne, QLD, 4051**



**Sold Unit**

Wednesday, 6 September 2023

Mott Street, Gaythorne, QLD, 4051

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**

## NEAT UNIT LESS THAN 10 KM FROM CBD (INVESTMENT ONLY - Rented until Oct 2025)

This 2 bedroom unit is currently leased to Defence Housing Australia (DHA). One of only six in the complex and conveniently located minutes walk from Gaythorne Train Station. The unit has been freshly painted and has new carpet throughout. The property is being offered as an investment only. Contact Agent for details.

### PROPERTY DETAILS

- Current rental per week: \$450 p/w (GUARANTEED)
- Lease end date: 28/10/2025 + further 3 year option
- 1 x 3 year option with right to vary 1 by up to 12 months reduction or extension
- Rent is paid for 52 weeks a year and is reviewed in December every year by a registered valuer
- Restoration obligations by DHA at conclusion of lease.
- Air conditioning
- Outdoor entertainment area
- Tiled living areas
- Includes Dishwasher and Clothes Dryer
- Single secure car space with additional allocated storage area
- Reasonable body corp fees
- Approx. 100 m<sup>2</sup>
- Built 2013

### DHA LEASE BENEFITS

- \* DHA guarantee to pay the rent even if the property is vacant.
- \* DHA Property Care, an all-inclusive service fee, covers a range of property related services.
- \* The property is cleaned at the end of each tenancy period.
- \* The lessor may also be entitled to a lease-end make-good (refer to the DHA Lease Agreement)
- \* Rent is reviewed each year by registered valuer
- \* Exercise of Option is at discretion of DHA

In accordance with DHA regulations, we advise that this property will be available for private inspection only and to pre-qualified buyers only. Photos are supplied under agreement by DHA and are for illustration purposes only. Visit [www.dha.gov.au](http://www.dha.gov.au) to learn the benefits of investing in Defence Housing Australia property.

For more information, please contact your DHA sales specialist - R&W Ascot.