

Address available on request, Chermside, Qld 4032



Unit For Sale

Wednesday, 26 June 2024

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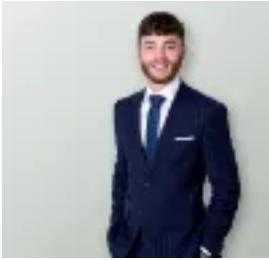
Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 74 m2

Type: Unit



Tim Stanley
0731101808

Contact Agent

Conveniently located in Chermside, this bright 2-bedroom, 2-bathroom apartment offers an exceptional investment opportunity with a DHA lease in place. Built in 2017, this modern apartment boasts clean finishes and is equipped with security screens and blinds on all external windows and doors. Your tenants will love the central location with numerous amenities nearby. The Brisbane CBD is only 11 km south, Chermside Shopping Centre, featuring multiple shops, restaurants, a cinema, and cafes, is within easy walking distance. Additionally, the property is close to sporting fields, picturesque parks, bike tracks, the Chermside Aquatic Centre and Water Park, a library, Kedron-Wavell Services Club, and more. The kitchen flows effortlessly into the open-plan dining/lounge area and extends to the covered balcony. The bedrooms are well-separated, with the second bedroom featuring its own balcony. The apartment is comfortable year-round with reverse cycle air conditioning and ceiling fans. Secure car parking is available for one car in the lock-up garage, which includes an additional lockable storage cage. This apartment has a DHA lease in place with a lease end date of 17/07/2026, offering guaranteed rent of \$540 per week. The lease is Edition 6C, with no lease option and a right to vary the lease by up to 12 months reduction or extension, at DHA's discretion. DHA guarantees rent payments even if the property is vacant, and their Property Care service covers a range of property-related services. The property is cleaned at the end of each tenancy period, and the lessor may be entitled to a lease-end make-good, as detailed in the DHA Lease Agreement. A rental floor may apply to the lease, ensuring consistent rental income. Don't miss out on this fantastic investment opportunity in a sought-after location! For all enquiries, call or text Tim Stanley - 0456 999 700