

Deebing Heights, QLD 4306, address available on request

OFFERS OVER \$850,000

House 3  2  2 



## QUALITY DHA INVESTMENT

Please contact the Agent for address details.

Yamanto Central, Amberley State School and Deebing Heights State School service your immediate area. Smart move. Smart location.

**Open for Inspection**

By Appointment.

We respect our serving members privacy and I welcome your call.

One of the future proofing reasons you invest in this established sector is the secure lease through the Department of Defence Housing Australia (DHA).

Investing with DHA:

This property is being offered for sale on behalf of a DHA lessor and includes the existing DHA lease. For detailed information on the benefits of investing in DHA properties, please visit [dha.gov.au](http://dha.gov.au).

Photos are provided under agreement by DHA and are for illustration purposes only thank you.

We invite your interest and viewing by appointment. Current tenant in place under the DHA lease agreement.

DHA lease from 7 April 2020 to 6 April 2029 with an optional three years extending past that.

As an informed astute investor, you will understand this investment brings;

- Brick and tile 2020 build.
- Certainty and respectful quality of your tenant.
- Professional management with the one office. Continuity is stability.
- Rental income: Currently yielding \$2,695.31 paid a month in advance.
- Annual rent reviews: Rental income is reviewed annually in December by a registered valuer, ensuring market-aligned returns.
- Securing your return for investment is your capital growth. Deebing Heights has secured a growth rate of 112.5% over the past 5 years.
- The comprehensive suburb of Deebing Heights is continuing its projected forward growth.

Understanding the structure of the lease agreement.

- Tenant in place: \$2,695.31 per month
- DHA fees are \$442.82 per month (paid by owner)
- Water usage \$228.95 per quarter (paid by owner)

### Listed By

Helene Shephard

Phone: (07) 3281 3800

Mobile: 0411 896 158

