

North Lakes, QLD 4509, address available on request

Sold - \$455,000

House 3 2 2



INVESTORS TAKE NOTE – DHA LEASE IN PLACE UNTIL 2023

This property is for sale on behalf of a DHA investor and has a Defence Housing Australia lease in place until 27/06/ 2023 plus a 3 year option with Right to Vary Available: 1 x up to 12 months Reduction and 1 x up to 12 months Extension. Current rent is \$400 per week. Visit dha.gov.au to learn the benefits of investing in Defence Housing Australia property.

On Offer here is a spacious and very stylish 6 years young 3 bedroom family home on a fully fenced 409 sqm landscaped block of land in the popular "Hilltop" Precinct in the preferred suburb of North Lakes.

Located just 25kms North of the Brisbane CBD this go ahead area of North Lakes is developing into one of the fastest growing suburbs in South East Queensland thereby presenting an excellent opportunity for the astute investor. Perfect for young families ,solid local infrastructure such as IGA Supermarket, Chemist, Doctors, Bakery and Bounty Boulevard State School are all within walking distance of the property.. Major shopping includes Westfield North Lakes Shopping and Cinema Complex, Costco, Ikea and Bunnings to name a few. There is also good public transport with access to the nearby Mango Hill railway station. The suburb of Redcliffe with its waterfront dining precinct and popular swimming lagoon is just 10 minutes drive away.

Some of the top quality features of this very desirable and perfectly located property include:

*Stylish Brick & Tile Home * Big airconditioned Master Suite with large 3 door mirrored robe and luxury Ensuite * Bedrooms 2& 3 are a good size with ceiling fans and built-in robes * Separate carpeted airconditioned formal lounge * Very spacious airconditioned tiled open plan main living zone that features an impressive hostess kitchen with gas cooktop , stainless steel underbench oven plus ample cupboards and big 2 door pantry * Nice private backyard and Alfresco entertaining area * * Double remote garage.

*Security screens on all doors and windows.

This property is considered to be an excellent investment with good future capital gain potential. A depreciation schedule can be made available to prospective buyers if required.

Enjoy all the benefits and stress free security of a DHA Lease including :

*A Guarantee that your rent will be paid monthly on time every time whether the property is vacant or not.

*Annual Rent Review every December by registered Valuer..

*The majority of Repairs and Maintenance are covered by DHA.

In accordance with DHA regulations we advise that this property will be available for private inspections only and to pre-qualified buyers only.

Photos are supplied under agreement by DHA and are for illustration purposes only.

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