

Kallangur, QLD 4503, address available on request

Sold - \$380,000

House 3 2 1



Secure Defence Lease to December 2021

Are you looking for a "set & forget" problem free investment property with a secure lease and a guaranteed rental return 365 days of the year, then your search is over!

This property is for sale on behalf of a Defence Housing Australia lessor and has a Defence Housing Australia (DHA) lease in place. (Visit dha.gov.au to learn the benefits of investing in Defence Housing Australia property.)

This modern 3 bedroom home is located just 25km from the Brisbane CBD in the popular well established suburb of Kallangur presenting an excellent opportunity for the astute investor.

Solid local infrastructure which is perfect for young families, include proximity to local schools, Local Coles Shopping Centre, Public transport to Kallangur Railway Station. Major shopping is nearby at Westfield North Lakes. Also 4.5km to the Petrie University (under construction – opening 2020)

PROPERTY FEATURES:

- * Stylish Brick & Tile home
- * 3 Bedrooms, Airconditioned Master suite, his and hers robes and Ensuite
- * Remaining bedrooms have BIR's and ceiling fans
- * Very spacious airconditioned tiled open plan living area
- * Kitchen with gas cooktop, underbench oven and big 2 door pantry
- * Convenient walk-in Linen Cupboard
- * Alfresco Outdoor Entertaining Area
- * Security screens on all doors and windows.
- * 3m x 3m Colorbond Shed

LEASE SUMMARY:

Current Weekly Rent: \$385

Lease End: 1/12/2021

Lease Option: 1 x up to 36 months (Note the option and right to vary is at DHA's discretion)

Right to vary: 1x up to 12 months Reduction and 1x up to 12 months Extension.

Rent is reviewed in December every year by a registered valuer.

'The rent displayed is the 2018 rental figure, please note, DHA has recently performed a rent revaluation on this property. Please enquire with the agent to confirm the 2019 rental figure'. This is a very desirable and perfectly located investment property with good potential for future capital gains in this rapidly growing area.

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

Listed By

Kerry Adams

Phone: (07) 3204 6223

Open for Inspection

By Appointment.

