

North Lakes, QLD 4509, address available on request

Sold - \$480,000

House 3 2 2



LONG TERM INVESTMENT IN NORTH LAKES

This property is for sale on behalf of a DHA investor and has a Defence Housing Australia lease in place until 05/09/2022 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 \$420 per week. Visit dha.gov.au to learn about the benefits of investing in Defence Housing Australia property.

This top quality property features a substantial brick & tile 214sqm family home in a cool elevated position, on a big 598 sqm block with wide frontage and double gate side access. Located in the popular "Hilltop Green" precinct in a quiet street opposite beautiful parkland it is just perfect for young families with solid local infrastructure such as IGA Supermarket, Chemist, Doctors, Bakery and Bounty Boulevard State School are all nearby. Just 25kms North of the Brisbane CBD this go ahead area is developing into one of the fastest growing suburbs in South East Queensland thereby presenting an excellent opportunity for the astute investor. 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 Mango Hill railway station.

The home features 3 large bedrooms, which includes a very spacious airconditioned Master Suite at the rear of the home. Bedroom 2 and 3 are separate from the main bedroom and are serviced by a large main bathroom and separate wc.

The big open plan airconditioned living area has quality floor tiles throughout. This area is complimented by a stunning hostess kitchen with popular gas cooking. The spacious separate lounge/media room is also airconditioned.

Outdoor living is a combination of a very private Alfresco area and lots of room to move in the back and side yards.

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 :

* Guaranteed rent 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

* See the link below to learn about DHA property management, repair and maintenance and lease-end restoration:

<http://dha.gov.au/investing/buy-a-property/why-buy-with-dha/dha-property-care>.

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

Open for Inspection

By Appointment.

Listed By

Kerry Adams

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