ADDRESS UPON REQUEST

SOLD

SECURED DHA INVESTMENT

Perfect opportunity for the astute investor.
As you enter this large family home you will be amazed with the two spacious living areas & 2.7 meter ceilings. Cool tiles, fans & airconditioning add to the fresh ambiance that flows throughout this well-planned home. The kitchen is conveniently positioned for easy access to the lockup garage especially when grocery day arrives. All bedrooms are of generous size with tiled floors, built in wardrobes, fans & split system air conditioning. This great family home is positioned on a generous 611 sqm block in Kalynda Chase Estate, Bohle Plains with double gate side access to the rear of the property. Which is ideal if you are looking to build new shed.
Only a short 10 min drive via the Ring Road to James Cook University, Lavarack Barracks, Townsville Hospital, Willows Shopping Centre,Schools & Kindergarten nearby.

This property has a Defence Housing Australia (DHA) lease in place and rent is guaranteed until the end of the lease in May 2025 with another 3 year option if you choose to renew.
Currently rented at $520pw and returning gross annual income of 5.11%
A DHA (Defence Housing Australia) lease offers inclusions such as guaranteed rental income, a comprehensive property care/maintenance package, & annual independent professional rental valuations and adjustments. At lease end the home is repainted at DHA's expense before being handed back for you to move in, rent out privately or sell.
LEASE DETAILS:
* Lease start date 14/05/2013
* Lease end date 13/05/2025
* Extended Lease option 3 years in DHA's favour

PROPERTY FEATURES:
- Guaranteed rent
- 4 Large Bedrooms
- Ensuite to master bedroom
- Built in wardrobes to all bedrooms
- 2 Separate living areas
- Separate dinning
- Floor tiles & air conditioning throughout
- Double lock up garage
- Security Screens
- Outdoor entertaining area

4 BED | 2 BATH | 2 CAR

PRICE:
$510,000

OPEN FOR INSPECTION:
N/A

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