

Dampier Crescent, Burdell, QLD, 4818



House For Sale

Thursday, 21 November 2024

Dampier Crescent, Burdell, QLD, 4818

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Sharon Richter
0407288028



Sage Merlin
0417604683

LEASED UNTIL 2031 WITH DEFENCE HOUSING. PERFECT INVESTOR OPPORTUNITY.

INVESTORS : If you are searching for a stress free investment, this property located in Burdell, Townsville will suit you perfectly! There is a secure DHA (Defence Housing Australia) lease in place with your rent guaranteed until the end of the lease in December 2031 with a 3 year option up to December 2034.

A DHA (Defence Housing Australia) lease offers the new owners amazing inclusions such as guaranteed rental income, a comprehensive property care/maintenance package, & annual independent professional rental valuations and adjustments, all of which are designed for stress free investing. Ideal for investors located anywhere in the country, superannuation funds, and perfect for those starting their property portfolio and looking for a safe and secure option. At lease end the home would be handed back for you to do as you like - move in, rent out privately or sell. You can also choose to discuss DHA's requirements for the home on a longer term basis with the potential for a new lease. You're also free to onsell to another investor at any time during the lease.

LEASE DETAILS :

- * Current lease end 12/12/2025
- * New lease dates 13/12/2025 to 12/12/2031
- * Lease option 1 x up to 36 months
- * Right to vary 1 x up to 12 months
- * Option and right to vary is in DHA's favour.

CURRENT RENT for 2024 : \$490PW and adjusted annually based on the assessment from independent professional valuer.

PROPERTY FEATURES:

- * Modern lowset brick home
- * 3 Bedroom inc Main with Ensuite, WIR and Air Con
- * Separate living areas inc Family, Dining and Living
- * Air conditioning
- * DLUG
- * Outdoor entertaining area
- * 576 sqm block
- * Built approx 2010.

DHA LEASE BENEFITS:

- * Guaranteed rent paid on time every time regardless of whether the house is tenanted
- * Annual independent rent reviews
- * DHA is responsible for organising and covering the cost of most non-structural repair and maintenance.
- * The lessor may also be entitled to a lease-end make-good (refer to the DHA Lease Agreement).
- * Zero re-letting fees

** A note for Owner Occupiers -This property is sold with a DHA (Defence Housing Australia) lease in place which offers significant benefits to the investor however can't be occupied by the owner/s until the lease ends **

***Investing with DHA - This property is for sale on behalf of a DHA Lessor and has a DHA Lease Agreement in place. Visit dha.gov.au to learn about the benefits of investing in a DHA property. If you would like to arrange an inspection please contact Sharon Richter of Hudson Property Agents. In accordance with DHA regulations, we advise that this property will only be available for private inspections and must be coordinated by the agent with the tenants.

Information provided above has been obtained from various sources which we believe to be accurate, however, Hudson Property Agents accept no liability for any errors or omissions, including but not limited to a Floorplan, lease dates, build date, land size, floor plans and size, and property condition. Interested parties should make their own enquiries and

conduct their due diligence in addition to obtaining legal advice from their appointed solicitor or conveyancer.