

Sandplover Circuit, Bohle Plains, QLD, 4817

House For Sale

Saturday, 30 November 2024



Sandplover Circuit, Bohle Plains, QLD, 4817

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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LEASED TO DHA UNTIL 2028 + 3 YR OPTION! BOHLE PLAINS, TOWNSVILLE.

INVESTORS :

This property represents a perfect opportunity for a savvy investor. Currently rented at \$520 per week and about to be assessed for the 2025 rent which will apply from January 1st. With a current DHA (Defence Housing Australia) lease in place and rent guaranteed until the end of the lease, locked in until May 2028 with an additional 3 year options that would take it through until 2031. Situated on a generous 630 sqm block on a quiet street in the Kalynda Chase development of Bohle Plains, now one of Townsville's most popular developments with tennis courts, walking tracks, gyms, convenience shopping, restaurants and public transport.

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 is repainted at DHA's expense before being handed back for you to move in, rent out privately or sell.

CURRENT GROSS RENT FOR 2024: \$520 pw and assessed annually with new rent applying from 1st January each year.

LEASE DETAILS :

- * Lease start date 21/03/2022
- * Lease end date 20/03/2028
- * Lease option 1 x up to 36 months
- * Right to vary 1 x up to 12 months Reduction and 1 x up to 12 months Extension
- * Note: The option and right to vary is at DHA's discretion.

PROPERTY FEATURES:

- * 4 good size bedrooms inc Main with ensuite
- * 2 Separate living areas
- * Air conditioning throughout
- * Outdoor entertaining area
- * Double lock up garage with internal access
- * Security Screens throughout
- * Ceiling fans throughout
- * Large 630sqm block
- * Built approx 2007

RATES : TBC

DHA LEASE BENEFITS:

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

ABOUT BOHLE PLAINS :

Bohle Plains offers a serene and affordable lifestyle, with a strong community focus. This suburb is well-connected to Townsville's CBD, with convenient access to public transport options and major roads. Residents can enjoy a range of amenities, including schools, parks, and shopping centres. The nearby Riverway precinct provides opportunities for recreation, leisure, and cultural activities

** 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.