

## Warner

### CALLING ALL ASUTE INVESTORS —SECURED LEASE TO 2027

This lowset family home offers a great investment opportunity in the Warner Lakes Estate. Leased through Defence Housing Australia (DHA) until 2027 with a 3yr option to extend. The property guarantees a solid rental rent of \$650 per week, with annual rent reviews to ensure market alignment. This is the true definition of set & forget.

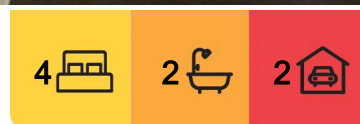
Four spacious bedrooms can be found throughout the home, the master suite comes complete with generous walk-in robe, ensuite and air-con. The well-appointed main bathroom services the other three bedrooms, all of which are generous in size and complete with ceiling fans and built in robes.

**\*\* This property is available for private inspections only \*\***

Features:



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Offers over \$899,000

**View**  
By Appointment

**Contact**  
**Wayne Cornell**  
0410 405 031  
wcornell.albanycreek@ljhooker.com.au

**Jason Wagner**  
0457 704 071  
jwagner.albanycreek@ljhooker.com.au

**LJ Hooker Albany Creek | Warner**  
**(07) 3264 9000**

- \* Guarantee rent
- \* Leasing agreement 24/08/2027 with a 3yr option to extend
- \* Four spacious bedrooms with built-ins & ceiling fans, master bedroom offers air-con, walk-in robe and ensuite
- \* Well-appointed kitchen with 4 gas burner and plenty of bench space
- \* Freshly painted throughout
- \* New fresh carpets
- \* Air-conditioned front lounge & living area
- \* Family bathroom
- \* Plenty of storage
- \* Outside covered patio
- \* Low maintenance backyard
- \* Water tank
- \* Natural gas
- \* Only short stroll to Warner lakes, parks and playground
- \* 420m2 block

Disclaimer:

"Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."

"LJ Hooker Property Connections also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 3264 9000."

## More About this Property

<b>Property ID</b>	1TCDF1H
<b>Property Type</b>	House
<b>Land Area</b>	420 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Dishwasher Water Tank

**Wayne Cornell 0410 405 031**

Sales Consultant | [wcornell.albanycreek@ljhooker.com.au](mailto:wcornell.albanycreek@ljhooker.com.au)

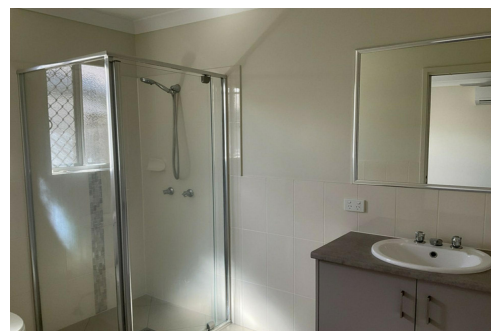
**Jason Wagner 0457 704 071**

Sales Consultant | [jwagner.albanycreek@ljhooker.com.au](mailto:jwagner.albanycreek@ljhooker.com.au)

**LJ Hooker Albany Creek | Warner (07) 3264 9000**

699 Albany Creek Road, ALBANY CREEK QLD 4035

[albanycreek.ljhooker.com.au](http://albanycreek.ljhooker.com.au) | [albanycreek@ljhooker.com.au](mailto:albanycreek@ljhooker.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Albany Creek | Warner  
(07) 3264 9000**

