



BIRKDALE

Platinum Level High Physical Support
3 Bedroom + OOA Home

House Size: 219sqm
Land Size: 515sqm

Offers over:

\$1.3m

Current income (2 tenants):

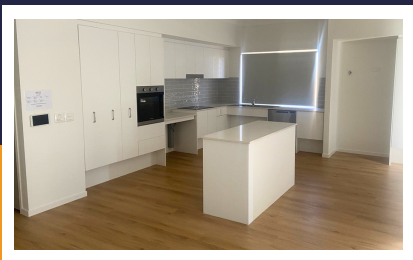
\$120,800 p.a. gross

9.3% gross yield*

Potential income (3 tenants):

\$190,120 p.a. gross

14.6% gross yield*

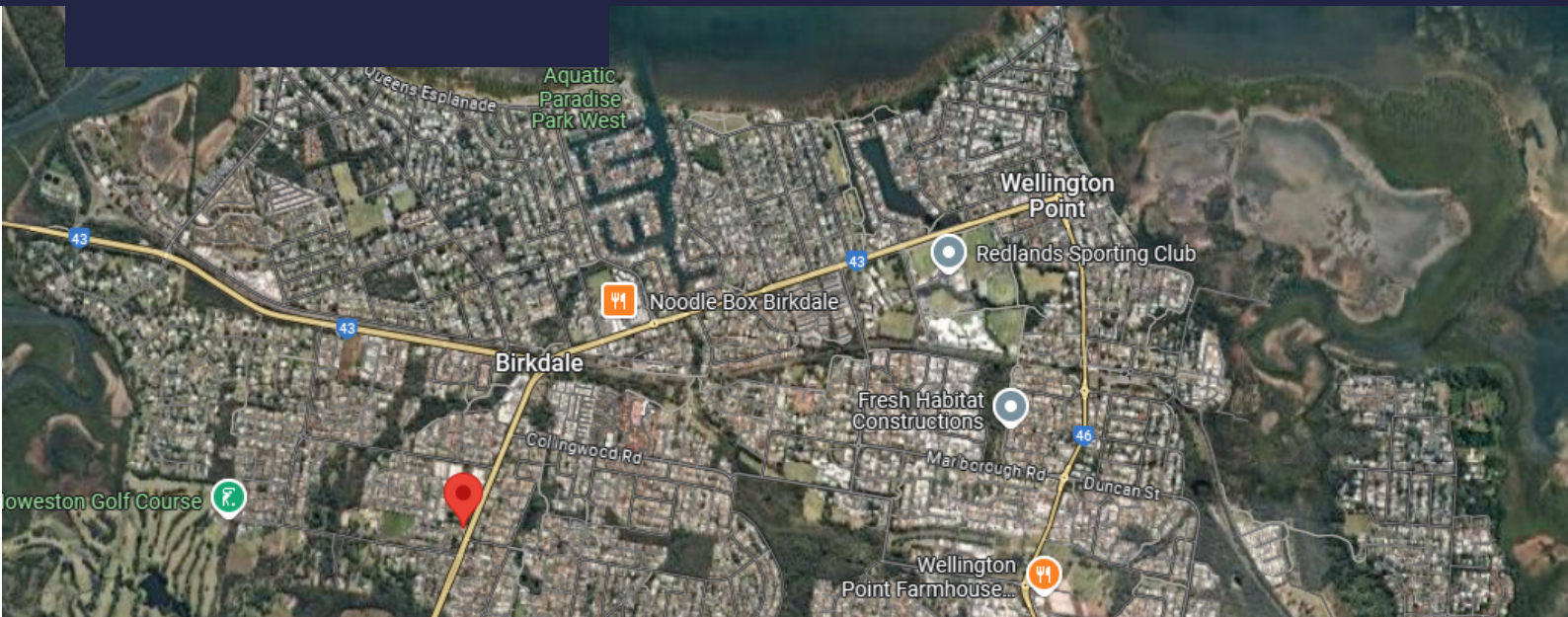


Rare opportunity to buy a completed SDA Property

- Enhanced wheelchair access with wide hallways and doorways
- Extra large bedrooms
- Accessible ensuite to each bedroom with hobless shower, pedestal sink, hand rails, shower seat
- Easy circulation space in living, kitchen, bedrooms, bathrooms & outdoor area
- Smooth transitions at front door, alfresco and throughout the home
- iSaint Assistive Technology with automated blinds, lights, A/C
- Alexa Echo Dot in each bedroom
- Carer room for overnight onsite assistance (OOA)



*Current income is accurate at time of publication but may change at any time. Current income is based on 2 x HPS SDA funded participant for a 3 bedroom + OOA home in Brisbane East. Potential income for 3 tenants is based on the current participants plus 1 x High Physical Support (HPS) funded SDA participant for a 3 bedroom + OOA home in Brisbane East from NDIS Price Calculator 2024/25 issued July 24. Income is dependent on number of tenants and approved funding levels and is not guaranteed. Land and house sizes are approximate only and images are indicative.



Location Features

- Creek Road Park - 800m
- Birkdale Medical - 2km
- Woolworths - 2.5km
- Aquatic Paradise Park - 4km
- Shopping Centre - 4km
- Redland Hospital - 9km

