



HERITAGE PARK

Platinum Level High Physical Support
3 Bedroom + OOA Home

House Size: 219sqm
Land Size: 558sqm

\$1.1m

Current income (1 tenant):
\$83,637 p.a. gross
7.6% gross yield*

Potential income (2 tenants):
\$178,736 p.a. gross
16% gross yield*

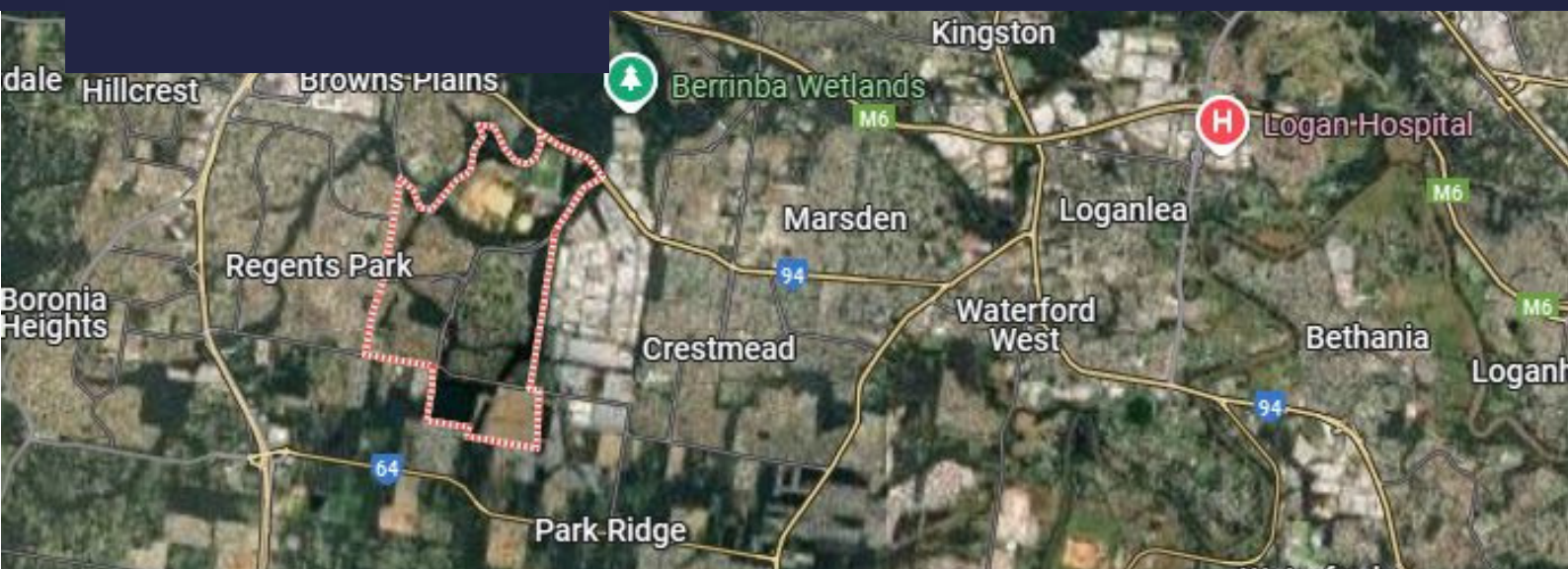


Rare opportunity to buy a completed SDA Property

- 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 1 x IL SDA funded participant for a 2 bedroom + OOA home in Logan-Beaudesert. Potential income is based on a 2 bedroom + OOA home in Logan-Beaudesert with the current tenant and 1 x HPS SDA NDIS funded participant. Income is calculated from NDIS Price Calculator 2024/25 issued July 24 for post 2023 New Builds. 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

Offering lifestyle and convenience, this home is close to shops for groceries, pharmacies and dining options. Bus services to the city are also nearby.

5 min – Grand Plaza Shopping Centre

8 min – Park Ridge Town Centre

35 min – Brisbane CBD

50 min – Gold Coast

Other services and amenity include:

- Local Park - 400m
- Medical Centre - 3.5km
- Berrinba Wetlands - 4.8km
- Logan Hospital - 14km

