



BANYA SUNSHINE COAST

**Platinum Level
High Physical Support
2 Bedroom + OOA Home**

**House Size: 226sqm
Land Size: 420sqm**

**Offers over
\$1.2m**

**Current gross income (1 tenant):
\$89,287 p.a.**

Current gross yield: 7.4%

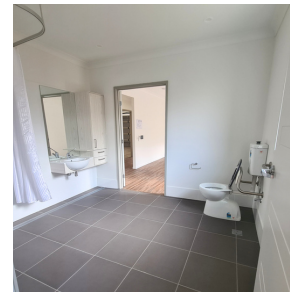
**Potential gross income (2 tenants):
\$168,811 p.a.**

Potential gross yield: 14%*

Rare opportunity to buy a completed SDA Property.

Home features include:

- 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
- Separate carer's room and bathroom for Overnight Onsite Assistance (OOA)
- Media room
- Undercover alfresco area



*Current income based on 1 x High Physical Support NDIS SDA funded tenant for a 2 bedroom + OOA home in the Sunshine Coast region and is accurate at time of publication but may change at any time. Potential income is based on the current tenant and 1 x Fully Accessible NDIS SDA funded tenant for a 2 bedroom + OOA home in the Sunshine Coast region from SDA NDIS Price Calculator 2025-26. Income is dependent on number of tenants and approved funding levels and is not guaranteed. Land and house sizes are approximate only.



Location Features

Located in the masterplanned Aura community at Banya, near Caloundra on the Sunshine Coast, location features include:

- Parklands, open spaces and walking paths
- Access to cafes and restaurants
- Aura Family Doctors - 5km
- Caloundra Shopping Centre with Coles, Kmart, dining, health and beauty, fashion and specialty stores - 10km
- Caloundra beaches - 12km
- Sunshine Coast University Hospital - 13km

