



NAMBOUR

Platinum Level
High Physical Support
2 Bedroom + OOA Home

House Size: 226sqm
Land Size: 608sqm

Offers over:

\$1.22m

Potential gross income
(2 tenants):

\$173,374 p.a.

14.2% yield*

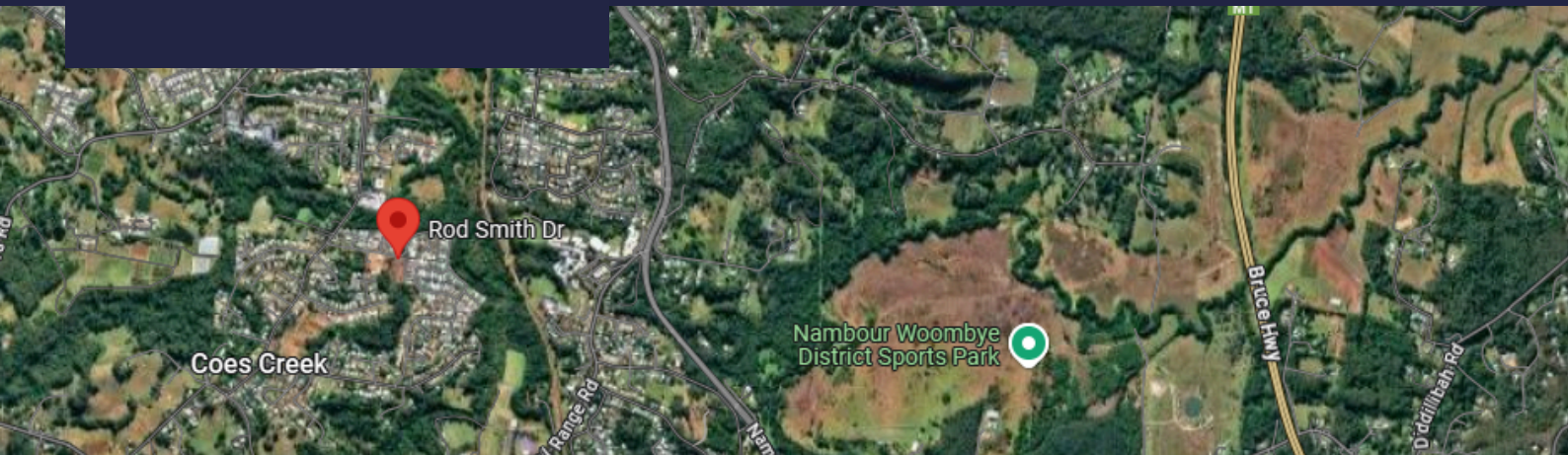
Rare opportunity to buy a completed SDA Property

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
- 5 split system air conditioners
- Emergency power back up
- Carer room for overnight onsite assistance (OOA)



*Current income is accurate at time of publication but may change at any time. Potential income is based on 1 x HPS & 1 x FA SDA funded participant for a 2 bedroom + OOA home with fire sprinklers in the Sunshine Coast region 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

Coes Creek at Nambour is in easy access of everything the Sunshine Coast has to offer.

- 3 mins to Burnside Park
- 4 mins to Nambour Plaza Shopping Centre
- 6 mins to Nambour General Hospital
- 8 mins to Nambour train station
- 10 mins to the Bruce Highway
- 20 mins to Sunshine Coast airport
- 20 mins to stunning beaches & popular shopping precincts
- 50 mins to Brisbane CBD

