

URRAWEEEN HERVEY BAY

**High Physical Support
3 Bedroom + OOA Home**

**House Size: 221sqm
Land Size: 601sqm**

**Offers over
\$850K**

**SDA potential gross income
(2 tenants):**

\$122,600 p.a.

**Potential gross yield:
14%***

**Rooming Accommodation
potential gross income:**

\$70,000 p.a.*

**Traditional residential rental
potential gross income:**

\$36,400 p.a.*

Rare opportunity to buy a completed SDA Property.

Currently vacant and ready to move into or lease, this property has been thoughtfully designed with accessibility in mind and offers multiple income-generating options, including Specialist Disability Accommodation (SDA), Rooming Accommodation or traditional residential rental.

The home features:

- Enhanced wheelchair access with wide hallways & doorways
- Three extra large bedrooms with accessible ensuites, hobless shower & pedestal sink
- Easy circulation space in living, kitchen, bedrooms, bathrooms & outdoor area
- Smooth transitions throughout
- Separate carer's room and bathroom for Overnight Onsite Assistance (OOA)
- Undercover alfresco area and large backyard



*Potential income for two tenants is based on 1 x High Physical Support & 1 x FA NDIS SDA funded tenant for a 3 bedroom + OOA home in the Wide Bay region. Potential income is accurate at time of publication but may change at any time and is taken from SDA NDIS Price Calculator 2026-27. Rooming Accommodation gross income is based on rent of \$300-\$350 per room per week at full occupancy. For traditional residential rental the rent is based on \$700 gross per week. 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 beautiful Hervey Bay in the Wide Bay region, location features include:

- Eli Waters Shopping Centre with Woolworths - 900m
- Eli Waters Medical Centre - 1.3km
- Hervey Bay Hospital - 1.6km
- Stockland Shopping Centre - 2.9km
- Esplanade and waterfront - 4km
- Hervey Bay Airport - 10km

