



LAWNTON

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

**House Size: 194sqm
Land Size: 309sqm**

**Offers over
\$1.15m**

Current gross income (1 tenant):

\$90,636 p.a.

Current gross yield:

7.8%*

Potential gross income (2 tenants):

\$171,544p.a.

Potential gross yield:

14.9%*

Rare opportunity to buy a completed SDA Property.

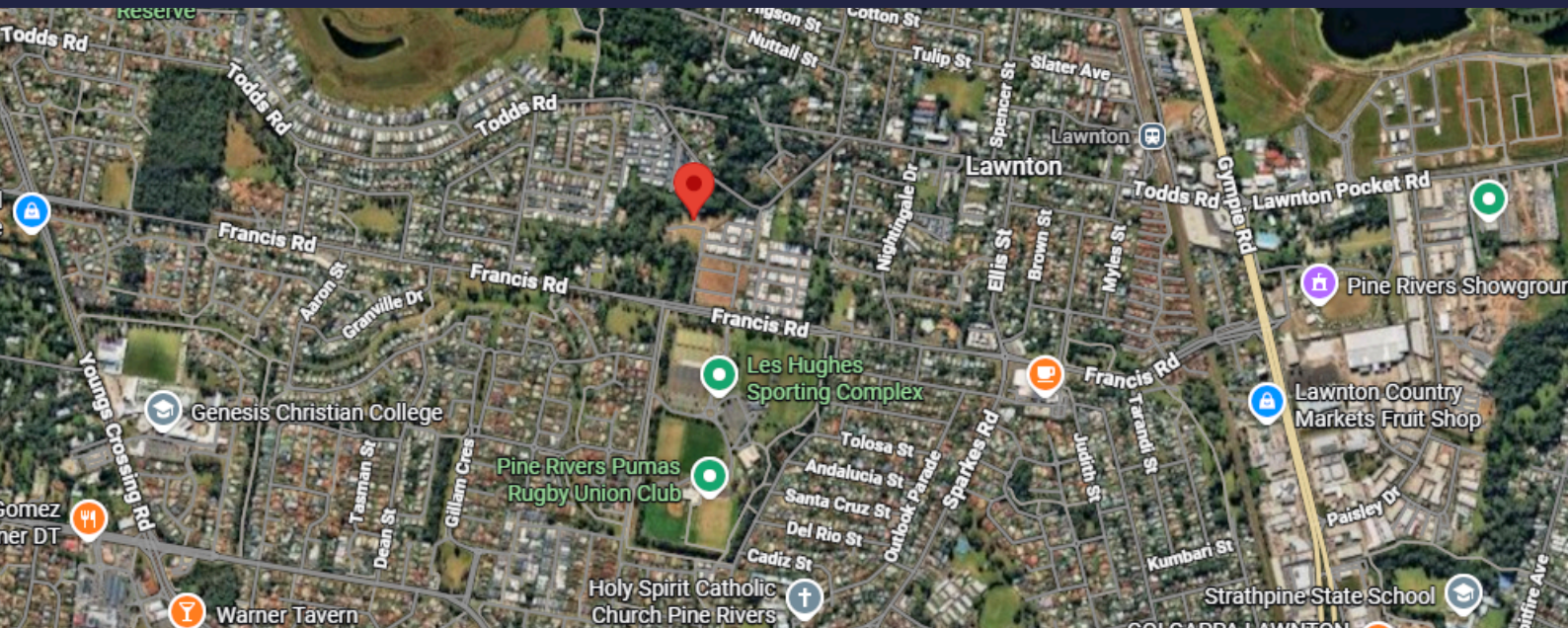
This 2 bedroom + OOA SDA home currently has one tenant with the potential to increase the income with a second tenant.

The home features:

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



*Current income is gross and is based on 1 x High Physical Support tenant for a 2 bedroom + OOA home in Moreton Bay South. Potential gross income is based on the current tenant and 1 x FA NDIS SDA funded tenant for a 2 bedroom + OOA home in Moreton Bay South. Income is accurate at time of publication but may change at any time and is taken from SDA NDIS Price Calculator 2026-27. Income is dependent on number of tenants and approved funding levels and is not guaranteed. Land and house sizes are approximate only.



Location Features

Surrounded by green space, this lovely quiet location in a new estate has easy access to local amenity.

- Lawnton Train Station - 1.6km
- Lawnton Aquatic Centre - 2km
- Doctors & Pharmacy - 3km
- Coles Supermarket - 3km
- The Mill Waterpark - 3.6km
- North Pine River - 4.3km
- Strathpine Shopping Centre - 4.6km
- Prince Charles Hospital - 12km
- Westfield Chermside - 15km

