

**149 Meadows Road, Mount Pritchard, NSW 2170**

**THE Property Realtors**

**Residential Land For Sale**

Thursday, 13 June 2024

149 Meadows Road, Mount Pritchard, NSW 2170

Area: 1347 m<sup>2</sup>

Type: Residential Land



Azeem Sarwar

## PRIME NDIS SDA COMPLIANT DEVELOPMENT!

We are pleased to present 149 Meadows Road, Mount Pritchard, NSW 2170 by NDIS SDA Property Specialist Azeem Sarwar JP. This extremely rare development site is located in the Thriving Western Sydney precinct of Mount Pritchard located within Fairfield city council. Only 140m from Mount Pritchard Public School, 550m from Local Shops and 750m from Mounties Mount Pritchard. TPR Commercial is proud to present this DA Approved High Physical Support Compliant NDIS Development site for Sale via On-Site Auction on 13th July 2024 at 2pm! Full SDA HPS Certifications & Approvals are pending & in Process and will be provided to the Successful Buyer before the Settlement!! DA Approved Plans are available upon request! With potential of achieving nearly half a million dollars a year in rental returns when fully completed & leased, this extravagant development would be comprised of 9 X High Physical Support compliant/certified bedrooms which could accommodate 7 to 9 HPS disabled participants with separate facilities for overnight carers. As per Current NDIS Scheme, Price Guide for each room could be \$55K per annum for disabled individual participant. Are you the one Lucky Builder/Developer/Investor or NDIS Provider who likes to help & create positive impact by providing housing for disabled people plus enjoy healthy returns at the same time? WELL, THIS IS IT! This project would not only accommodate High Physical Support Disabled Participants but could also be suitable for Fully accessible, Improved Livability, STA, MTA, SIL participants & Emergency Accommodation as well. All in all, this development ticks all the boxes when it comes to diversification of income streams. This highly anticipated NDIS SDA (Compliant) DA Approved land Auction will surely create housing opportunities for approx. 121 participants with SDA Funding &/or in need for suitable SDA housing, as site is located within SA3 area anticipating strong demand in the region. 149 Meadows Road, Mount Pritchard is designed and planned with the participant's choice and freedom in mind. This well planned project offers single story HPS (Compliant) home at the front with 2 completely Separate Self Contained Units and double story HPS (Compliant) home at the back with four separate, Self Contained Units/studios. (Compliant) SDA HPS Home A Unit A1: 2 Bed, 2 Bath, Kitchen, Lounge, Storage & Laundry Space, Private Open Space Unit A2: 2 Bed, 2 Bath, Kitchen, Lounge, Storage & Laundry Space, Private Open Space 2 x Accessible Car Parking Spaces Plus 1 Overnight Carer's Office/Studio (Compliant) SDA HPS Home B Unit B1: 1 Bed, 1 Bath, Kitchen, Lounge, Separate Laundry, Private Open Area, Plus Overnight Carer's Office Unit B2: 1 Bed, 1 Bath, Kitchen, Lounge, Separate Laundry, Private Open Area, Plus Overnight Carer's Office Unit B3: 1 Bed, 1 Bath, Kitchen, Lounge, Separate Laundry, Private Open Area, Plus Overnight Carer's Office Unit B4: (First Floor) 2 Bed, 2 Bath, Kitchen, Lounge, Separate Laundry, Plus Overnight Carer's Office, King size Balcony 2 x Accessible Car Parking Spaces Don't miss out on this chance to make a difference while securing & building a solid investment! • Ideal project with the potential for strong cash flow and to own a prime NDIS development property. • May be Sub-divide into Individual NDIS Homes (STCA) Lease one &/or Sell the other One or rent each room to NDIS Providers for their participants. • A property like this does not come up often and is one not to be missed! • With potential to amend and alter plans as per participant needs, this property is one of a kind. • R2 Low Density Residential • Situated within a short walk to neighborhood shops, Pharmacy, Medical Centers, a local primary school, and the Mount Pritchard Community Club, this location offers convenient access between the major town centers of Liverpool and Cabramatta, as well as an easy commute to the future Western Sydney International Airport. For more information, please contact Exclusive NDIS SDA property Selling agents. Contact Azeem Sarwar on 0430 814 614 to arrange an inspection or for further details. \*Property is designed & DA Approved, considered as compliant Specialist disability accommodation with high physical support needs. \*SDA High Physical Support Design Approved Certificates are in process and will be handed over to the Successful Buyer before the Settlement!! Disclaimer: All information contained herewith, including but not limited to the general property description, images, floor plans, figures, price and address, has been provided to The Property Realtors Pty Ltd, TPR commercial & NDIS Property Sale & Lease, by third parties. Images are for illustrative and design purposes only and do not represent the final product or finishes. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. 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