

# 16 Heidelberg Street, Mambourin, Vic 3024



## Other For Sale

Wednesday, 12 June 2024

16 Heidelberg Street, Mambourin, Vic 3024

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 1**

**Type: Other**



Harry Koli  
0413396076



Tarun Kumar  
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**Call HARRY KOLI- 0413396076**

BLOOM Estate Agents welcomes you to this exceptional investment opportunity that seamlessly combines modern living . With three spacious bedrooms, three elegantly appointed bathrooms. This modern haven offers the following standout features:- Beautifully designed and spacious low maintenance kitchen with stone bench, dish washer, overhead cabinets, oven and much more.- Easy maintenance with laminate flooring throughout- Reverse cycle air-conditioning (split system ) to living areas and two bedrooms with Remote control- LED light fittings - Alfresco area with decking The property has been built as per the NDIS (National Disability Insurance Scheme) standards and is Robust certified offering these key benefits:- **Steady Rental Income:** Enjoy the peace of mind that comes with stable stream of rental income, as NDIS participants receive funding from Australian Federal Government for their housing needs.- **High Demand:** The demand for NDIS approved housing continues to rise, as a result, you'll experience minimal vacancies and a strong tenant pool, enhancing the stability of your investment.- **Ethical Investment:** By investing in a NDIS approved property, you're not just making a financial decision you're contributing to a socially responsible cause. Provide individuals with disabilities a safe, comfortable, and accessible home while reaping the rewards of your investment.- **Capital Appreciation:** Positioned for market appreciation, this property has potential for long-term wealth growth in line with market trends.- **Hassle-Free Management:** As NDIS participants typically have support workers who assist with their day-to-day needs, this means fewer management complexities and a streamlined investment experience. **In close Proximity:** Upcoming school Goodnews, Park Manor Lakes Central Shopping Centre Wyndham Vale Railway Station An excellent choice not to be missed, call HARRY KOLI on 0413396076! \*PHOTO ID REQUIRED AT ALL INSPECTIONS Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist> **DISCLAIMER:** All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent