

# 3 Gumnut Walk, Rockbank, Vic 3335



## Sold House

Tuesday, 15 August 2023

3 Gumnut Walk, Rockbank, Vic 3335

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: House



Avi Mann  
0474269237



Dinesh Mann  
0384578468

## Contact agent

HIGHLIGHT OF FULL TURNKEY PACKAGE INCLUSIONS: NDIS Compliant and Certified SDA Home. Architecturally designed to meet the needs and providing comfort for participants Supported Independent Living, Private porch and 2 living areas to enhance privacy for participant's family visits. All bedrooms with ensuite. Fixed site costs and rocks removal included, Front and rear landscaping. 3 phase electrical power supply, UPS with 8 hours battery back-up. Structural provision for future hoist installation. Single glaze windows. Impact resistant internal walls with sound insulation, Laminated glass for windows and glass door, High grade non-slip flooring and tiles, User friendly Kitchen with height adjustable 900mm wide benchtop, 3m internal ceiling height where applicable, 1200mm wide doors, solid core doors including robes, Reverse cycle split system air-conditions, Vandal proof door furniture, tapware, switches. Sensor lightings to participant's bathroom. Smart technology, Intercom system, CCTV system, security alarm system, etc. Power points for future automatic doors and blinds. Commercial grade disabled toilet suite. NDIS PROGRAM FULLY FUNDED BY AUSTRALIAN GOVERNMENT UNDER NDIS ACT 2013. Investment in NDIS Properties is financially rewarding for Investors: Secured recession proof income that beats increasing bank interest rates and inflation. Specialist accommodation providing long term tenancy for eligible disabled NDIS participants. Australian government NDIS funding provide long term secured investment returns. Positive cash flow investment - Cash is king. PACHSSC OWNER CAREKAGE CONCEPT: Owner Care Agreement between Investor and HSSC. Works on Care Services Business Income (SIL Care). Generates much higher investment returns than normal NDIS rental income system. Investor buys land and NDIS compliant house. NDIS Home is leased to HSSC to operate the Care Giving Services Business. HSSC provides the investor a choice of investment return options, either fixed guaranteed income \$50K per year or business profit sharing at 40% which is estimated to be \$100K per year. INVEST IN NDIS PROPERTIES! Photo ID Required Upon Inspection Due diligence checklist - for home and residential property buyers - <http://www.consumer.vic.gov.au/duediligencechecklist>. This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information.