

35 Azure St, Rosewood, Qld 4340



House For Sale

Thursday, 14 March 2024

35 Azure St, Rosewood, Qld 4340

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 600 m2

Type: House



Rathika Thiyaga

0405232638

Expression of Interest

Welcome to an exceptional investment opportunity in the heart of real estate prosperity! This NDIS-focused property stands as an investor's delight, promising a remarkable 15% return on investment. Meticulously designed to meet High Physical SDA (Specialist Disability Accommodation) and NCC Class 1B requirements, this property ensures both functionality and comfort for its occupants. This property has been tailored to meet accessibility needs, featuring step ramps to each external door, 1020mm external doors, and 1020mm internal doors.

Property Features:

- Adaptable Design:** Built to suit High Physical SDA & NCC Class 1B requirements. 2590mm ceiling height throughout the property for a spacious feel.
- Flooring Elegance:** Timber plank Vinyl flooring throughout (excluding wet areas).
- Comfort & Climate Control:** 5x split system air conditioners for personalized climate control. Ceiling fans in every bedroom, living area & alfresco.
- Modern Kitchen Oasis:** Designer kitchen equipped with Omega stainless steel cooktop, oven & range hood. 20mm engineered stone benchtops in the kitchen and bathrooms. Overhead cupboards & stainless-steel dishwasher.
- Quality Construction:** Colourbond Roof & barrier screens on windows & sliding glass doors. A testament to quality, the builder's 18 Year Structural Guarantee still has substantial years remaining, offering peace of mind to the discerning investor.
- Tech-Savvy Living:** Internal intercom system connecting bedrooms, living area, and front door.
- Energy Efficiency:** 5.5Kw solar array for sustainable energy. 10Kw emergency power backup for peace of mind.
- Safety First:** A 26Lm x 1.0m wide fire egress-only path leads to the kitchen side of the home, providing a secure exit route.

Don't miss out on this rare opportunity to invest in a property that not only meets the demands of NDIS but also delivers an outstanding return on investment. Contact us today to secure your stake in this remarkable real estate venture! For more information contact Rathika Thiyaga on 0405 232 638.