

35 Micropora Drive, Wyndham Vale, Vic 3024

Residential Land For Sale

Wednesday, 12 June 2024



35 Micropora Drive, Wyndham Vale, Vic 3024

Area: 392 m2

Type: Residential Land



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\$319,000 - \$349,000

Discover the perfect investment opportunity with this premium land/house package at 35 Micropora Drive, Wyndham Vale, VIC 3024. Nestled in one of the fastest-growing communities in the region, this property promises a lucrative and reliable source of income, making it an ideal choice for savvy investors and those seeking financial security.

Property Highlights:

- Prime Location:** Situated in the heart of Wyndham Vale, this land/house package offers easy access to a host of amenities, providing convenience and a high quality of life.
- NDIS Approved Property:** This property is tailored to meet the requirements of the National Disability Insurance Scheme (NDIS), ensuring a steady and substantial rental income of approximately \$70,000 per year.
- Approved House Design:** The house design has been meticulously crafted and fully approved, ensuring a smooth and hassle-free construction process.
- Strong Rental Demand:** With the growing demand for NDIS-compliant homes, this property offers a reliable and consistent rental income, backed by government funding.

Why Invest in an NDIS Property?

- Stable and High Rental Income:** NDIS properties provide a significant rental yield, often higher than traditional rental properties, offering around \$70,000 per year.
- Government Backed Tenancy:** With the backing of the NDIS, you can enjoy the peace of mind that comes with secure, long-term leases and reliable tenants.
- Positive Community Impact:** By investing in NDIS properties, you are contributing to the welfare of individuals with disabilities, providing them with safe and comfortable living spaces.
- Increasing Demand:** The demand for NDIS-compliant homes is on the rise, ensuring high occupancy rates and a continuous stream of rental income.

Tax Benefits: NDIS properties can offer various tax advantages, including potential deductions and depreciation benefits.

Local Amenities and Schools:

- Living at 35 Micropora Drive** means being surrounded by a wealth of amenities and educational institutions, ensuring convenience and a vibrant community lifestyle.
- Wyndham Vale Shopping Centre:** A short drive away, offering a range of retail stores, supermarkets, cafes, and dining options.
- Manor Lakes Central Shopping Centre:** Another great shopping destination with a variety of shops and services.
- Werribee Plaza:** A major shopping and entertainment hub, featuring cinemas, a wide range of eateries, and numerous retail outlets.
- Wyndham Vale Train Station:** Providing easy access to Melbourne CBD and surrounding areas, perfect for commuters.
- Local Parks and Recreation Areas:** Including Presidents Park and Lollipop Creek Reserve, offering beautiful outdoor spaces for relaxation and leisure activities.

Local Amenities:

- Wyndham Vale Shopping Centre:** Just 3 km away, offering a range of retail stores, supermarkets, cafes, and dining options.
- Manor Lakes Central Shopping Centre:** Only 3.5 km away, another great shopping destination with a variety of shops and services.
- Pacific Werribee Shopping Centre:** A major shopping and entertainment hub, 8 km away, featuring cinemas, a wide range of eateries, and numerous retail outlets.
- Wyndham Vale Train Station:** Just 2.5 km away, providing easy access to Melbourne CBD and surrounding areas, perfect for commuters.
- Local Parks and Recreation Areas:** Including Presidents Park and Lollipop Creek Reserve, both within a 2 km radius, offering beautiful outdoor spaces for relaxation and leisure activities.

Local Schools:

- Wyndham Vale Primary School:** Only 1.5 km away, known for its supportive learning environment and dedicated staff.
- Manor Lakes P-12 College:** 2.8 km away, offering comprehensive education from primary through to secondary levels.
- Iramoo Primary School:** 3.2 km away, another excellent primary school catering to the educational needs of the community.
- Thomas Chirnside Primary School:** 3.5 km away, known for its commitment to academic excellence and inclusive education.
- Wyndham Central College:** 5 km away, providing quality secondary education with a focus on student growth and achievement.

Don't miss out on this incredible opportunity to secure a high-yield investment property in one of Victoria's most promising locations. Contact us today to learn more about this exceptional land/house package and take the first step towards a financially rewarding future. Call Milan on 0469 870 828 or Bilal on 0475 750 002 for any further information.

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. Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist>