

**52 sumac Street, Brookfield, Vic 3338**

**Sold Residential Land**

Saturday, 18 May 2024

52 sumac Street, Brookfield, Vic 3338

Area: 319 m2

Type: Residential Land



Jatinder Aashat  
0430111033



Manu Athwal

**\$910,000**

Certified ROBUST NDIS Property Investment Opportunity awaits with participant BUY OR LEASE!!! This NDIS / SDA APPROVED property offers 3 Bed, 3 Bath, 1 Car (2 Participant + OOA). This property has been thoughtfully designed and created to meet the unique needs of the National Disability Insurance Scheme (NDIS) residents, making it a distinctive investment in an ever-growing market. HOME HIGHLIGHTS For a property with the aforementioned features and situated in "Melbourne - West," the NDIS SDA annual allowance would be \$83,018 per annum per participant. In addition, each participant is legally required to contribute a Reasonable Rent Contribution (RRC). The Maximum Reasonable Rental Contribution from each participant is \$11,842. Therefore, when fully tenanted to its highest potential, the property has a maximum annual income of approximately \$189,720. Fully Compliant with SDA Certifications Excellent NDIS SDA Service Provider in Place High Cash Flow Investment Close to all amenities and in an exceptionally good location Category : Robust/Improved Liveability 3 bedroom + 3 Bath + 1 Car + 2 Participants + OOA OTHER FEATURES Class 1B SDA Fully Accessible SDA Requirements 20-Year Structural Guarantee 900mm induction cooktop with 900mm oven and dishwasher Complete landscape and fencing 1 x A/C to the main living area and dining room 3 x A/C to 3-bedroom, Light fittings throughout Roller blinds. \*\*Key Features: \*\*1. \*\*NDIS-Ready Design: \*\* Tailored to cater to the specific requirements of NDIS participants, this property ensures a universally accessible, and accommodating living environment. 2. \*\*Strategic Location: \*\* Situated in a prime location, easy access to freeway, essential amenities, transport links, close to all the major hospitals and recreational facilities, enhancing the quality of life for its residents. 3. \*\*Investment Potential: \*\* With the rising demand for NDIS-friendly properties, this investment promises not only social responsibility but also a sound financial return. The property's unique features make it a sought-after choice for tenants seeking a supportive and inclusive living space. 4. \*\*Future-Proof Investment: \*\* As NDIS continues to play a vital role in improving the lives of individuals with disabilities, owning a property like this positions you at the forefront of socially conscious and financially rewarding investments. PLEASE NOTE: Photos are for illustration purposes only. 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 here in is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.