

# 68 Caulonia Drive, Truganina, Vic 3029

## House For Sale

Friday, 3 May 2024

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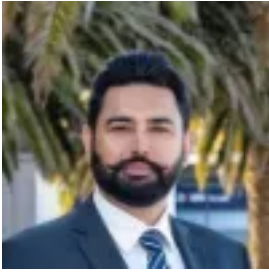
**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 1**

**Area: 312 m2**

**Type: House**



Goldy Ghuman  
0415380089



Gurpreet Kaur  
0433165647

**\$835,000**

he impeccable duo, Goldy Ghuman and Gurpreet Kaur of Legacy Realtors, proudly present a unique and outstanding property opportunity that aligns perfectly with your investment goals. This NDIS / SDA APPROVED property offers 3 bedrooms (2 Robust bedrooms and a non-SDA bedroom). 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**  
Total return of the NDIS SDA annual allowance would be up to Rental income per participant is \$83,018 per annum with secure leases. 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 : Fully Accessible 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, 104 Sumac Street Brookfield 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 104 Sumac Street Brookfield positions you at the forefront of socially conscious and financially rewarding investments. This exceptional opportunity is once in blue moon investment in a property that makes a positive impact on the community while securing your financial future. Feel free to reach out to us and discuss further details or arrange a viewing. An opportunity like this will not last long! Please call Goldy Ghuman on 0415 380 089 or Gurpreet Kaur 0433 165 647 Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist>