

Address available on request, Dubbo, NSW 2830



House For Sale

Saturday, 30 December 2023

Address available on request, Dubbo, NSW 2830

Bedrooms: 3

Bathrooms: 3

Area: 300 m2

Type: House



Amit Singh

\$194K Rent PA- NDIS/SDA L&H Package For \$749K

Looking for an investment property with positive cashflow. Secure this recession proof income that beats increasing bank interest rates and inflation. Here is an exceptional opportunity to invest in NDIS/SDA Land & House package. NDIS/SDA PROGRAM FULLY FUNDED BY AUSTRALIAN GOVERNMENT UNDER NDIS ACT 2013. KEY HIGHLIGHTS:- NDIS/SDA Design Category: High Physical Support- 2 Participants with 1 Carer room- Receive rent up to \$194K per year*- Massive cashflow positive- Lease for 20 years- Government backed rental income- Head lease in place with one of the leading SDA provider* Please note that these numbers are based on 2 participants and NDIS SDA pricing As of OCT 2023. Land and House Package Specification: • Full Turnkey! • NDIS Registration Fees & SDA Approvals • Fixed Site Costs up to P class • 2700mm Ceiling Height throughout • 10 years structural guarantee • Face brick/render to all facades • Driveway/path • Landscaping and fencing • Automated traverse curtains & blinds • Flyscreens on all openable windows • Villaboard (12mm) to laundry, bathroom & ensuite walls • Step-free entry to and from laundry & alfresco area • LED lights throughout the house • Stainless steel kitchen appliances, including dishwasher • Extensive floor tiling/Vinyl flooring at no extra cost • Reverse cycle ducted air conditioning • Intruder alarm system with 3 PIR detectors to the house • Gas boosted, solar panel hot water system • Provision for power backup • Provision for lift in each bedroom • Electronic lock at front entry door • and much more Do not miss this once in a life time opportunity. Please call Amit Singh on 0483 317 374.