

Address available on request, Para Hills, SA 5096



House For Sale

Sunday, 5 November 2023

Address available on request, Para Hills, SA 5096

Bedrooms: 4

Bathrooms: 4

Parkings: 1

Area: 354 m2

Type: House



Amit Singh

SMSF Suitable NDIS/SDA Property

Your Investment Search Stop Here - Get Up to \$208K Rent Per Year NDIS/SDA Property Whether you are looking to invest under your SMSF (Self-Managed Super Fund) or your own name, this is the perfect opportunity in the growing area of Adelaide. DO NOT WAIT 15 months to build NDIS/SDA property – JUST BUY IT NOW and ENJOY PASSIVE INCOME OF \$205K per year Secure this recession proof income that beats increasing bank interest rates and inflation. Here is an exceptional opportunity to invest in NDIS/SDA property package. NDIS/SDA PROGRAM FULLY FUNDED BY AUSTRALIAN GOVERNMENT UNDER NDIS ACT 2013. KEY HIGHLIGHTS:- NDIS/SDA Design Category: High Physical Support- 3 Participants with 1 Carer room- Receive rent up to \$208K 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 3 participants and NDIS SDA pricing As of July 2023. Build Specification: • 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 • Villoboard (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 life time opportunity. Please call Amit Singh on 0483 317 374.