

# 16 Stebonheath Road, Andrews Farm, SA 5114



## House For Sale

Friday, 5 July 2024

16 Stebonheath Road, Andrews Farm, SA 5114

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 375 m2**

**Type: House**



Kym Amos  
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## SDA Investment Opportunity

SDA Investment Opportunity to suit NDIS and is an outstanding investment opportunity with long term rental lease available. Plans and approvals are underway ready for the savvy investor. With a current shortage of purpose-built SDA Housing in SA, it's a great time to get into the investor market with great returns on investment. This new home will be proudly built by South Australian owned Urban Edge SA and has everything required to suit the NDIS SDA Housing Specifications for Improved Liveability. This is a single storey Torrens Title property which boasts an entertainer's kitchen with island bench, quality 600mm appliances and stone benchtops, 3 bedrooms including the master bedroom with walk in robe and ensuite. The rear alfresco leads from the open plan lounge and living area bringing indoors and outdoors together. About the home:- Full Turnkey with Iconic 2023 NDIS inclusions- Designed and created to suit SDA & NCC Class 1B requirements- Designer kitchen including stone benchtops with upgraded Inalco appliances- Ducted Reverse Cycle A/C plus 2 additional Split System Reverse Cycle A/C for participants bedrooms- Assistive technology data wiring to bedrooms, living and ensuites- Ample storage with walk in pantry & store room- Torrens Title 375 sqm Block- Bedroom roof trusses ready for future hoists- Quality Premium range of Hybrid flooring to Living areas with tiles to wet areas- Colorbond roof, fascias & gutters- 2.7 High Ceilings- Single Garage with auto roller door- Spacious open plan living area- Alfresco entertainment area- Separate laundry For further details contact Kym Amos M: 0409 570 974\*\*Conditions apply\*\*Elevations and photos are for illustration purposes only. Land subject to availability. We make no representation to the accuracy of this information. The purchaser is asked to complete their own due diligence to assess the suitability of the house and land for their requirements. SDA housing leases and tenancies are by external 3rd party entities so no guarantees or promises can be made to tenant these properties. Returns advertised as per NDIS website 1st December 2023. Purchasers must make their own investigations for income and rental returns. Please note the land referred to in this advertisement is not owned by Urban Edge SA or Building Group SA - the land will be settled separately. Land is sold through an external agent and has no association with Urban Edge SA. Price may vary depending on selections, engineering, council requirements and a rise and fall clause. All packages subject to final council approval