

36 Canyon Circuit, Plumpton, VIC, 3335

House For Sale

Saturday, 31 August 2024



36 Canyon Circuit, Plumpton, VIC, 3335

Bedrooms: 4

Bathrooms: 4

Parkings: 2

Type: House



sudheer reddy

Coveted Investment Opportunity: NDIS/SDA-Approved Property Offering High Returns and Community Impact

ReddyG Real Estate proudly presents an exceptional investment opportunity with this NDIS/SDA-approved property. Tailored to meet the specific requirements of NDIS residents, this property stands as a distinctive investment within a burgeoning market.

Property Highlights

Annual Return: Potential rental income of up to \$120,000 per participant per year with secure leases.

SDA Compliance: Fully compliant with SDA certifications.

Service Provider: Established NDIS SDA service provider in place.

High Cash Flow: Offers a high cash flow investment.

Prime Location: Strategically situated near essential amenities in an excellent locale.

Category: Fully accessible 4-bedroom, 4-bath, 2-car property.

Additional Features

Class 1B SDA: Fully meets accessible SDA requirements.

Landscaping & Fencing: Comprehensive and secure.

Window Treatments: Automated curtains and blinds.

Flyscreens: Installed on all openable windows.

Kitchen Appliances: Stainless steel, including dishwasher.

Flooring: Tiling and vinyl at no extra cost.

Climate Control: Reverse cycle ducted air conditioning.

Security System: Intruder alarm with three PIR detectors.

Energy Efficiency: Gas-boosted solar hot water system.

Key Features of NDIS-Approved Investment Property

NDIS-Ready Design: Ensures an accessible and accommodating environment for NDIS participants.

Investment Potential: The high demand for NDIS-friendly properties offers both social responsibility and robust financial returns.

When Location Matters:

- 6 Minutes to Yarrabing Secondary College
- 6 Minutes to Coles Woodlea

- 6 Minutes to Terry White Pharmacy
- 6 Minutes to Indian supermarket
- 6 Minutes to Palmers medical Centre Woodlea
- 7 Minutes to Aintree Primary School
- 7 Minutes to Only About Children Day care Woodlea
- 7 Minutes to Western Freeway Access
- 7 Minutes to Bacchus Marsh Grammar School
- 9 Minutes to Rockbank Train Station

This presents a rare investment opportunity that not only benefits the community but also secures your financial future. For further details or to arrange a viewing, please contact Sudheer Reddy at 0452 384 994.

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