

# 37 Vogue Drive, Wyndham Vale, Vic 3024

FLETCHERS

## House For Sale

Tuesday, 2 July 2024

37 Vogue Drive, Wyndham Vale, Vic 3024

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Area: 301 m2

Type: House



Rushi Vagdhan  
0387229997



Varun Vagdhan  
0387229997

**\$720,000 - \$760,000**

Fletchers Real Estate Melton is proud to present this amazing investment opportunity offering Specialist Disability Accommodation (SDA) Robust category home in the heart of Wyndham Vale. Discover an unparalleled opportunity to contribute positively to the lives of others while securing a sound investment in the NDIS (National Disability Insurance Scheme) property market. This brand-new residence, conveniently located near Manor Lakes Central Shopping Centre in the heart of Wyndham Vale stands as an ideal addition to your investment portfolio. If you're seeking a NDIS property to diversify your investment portfolio, this is the perfect opportunity. NDIS Property Investment not only promises above-market returns but allows you to make a meaningful difference in people's lives. Designed for individuals with extreme functional impairment or very high needs, this Specialist Disability Accommodation (SDA) home offers ease of access to necessary supports within a shared living environment.

**Key Features and Upgrade Inclusions:**

**Internal Features:**

- Split System in Every Bedroom and Main Living Room
- 2340H x 1020W Solid Core Internal Doors
- Lockable Vandal Core Handles Throughout
- 600mm Appliances with Induction Cooktop
- 20mm Stone Bench Throughout
- Ensuite with Disability Toilets, Fixtures, and Grab Rails in Every Bedroom
- Recessed Tiled Shower Bases with Tile Strip Drain Finish
- Slip Resistance Porcelain Floor Tiles in All Wet Areas
- Hybrid Waterproof & Slip-Resistant Flooring Throughout
- Soundproof Insulation in All Internal Walls
- Intercoms Between Rooms and Carer's Room
- LED Downlights Throughout
- Alarm System with Sensor Points

**External Features:**

- Modern Facade
- Brick In-Fills over Garage & Windows
- 450mm Eaves to Facade
- 3000mm High Ceiling
- 2340H x 1020W Front Entry Door
- Toughened Glass for All Windows and Doors
- Heavy-Duty Fly Screens for Windows and Rear External Doors
- Roller Holland Block-Out Blinds
- Driveway
- Letterbox
- Clothesline
- Full Share Fencing
- Front & Rear Landscaping
- Wheelchair Accessible Outdoor Space
- Solar Panel Booster Hot Water Service
- Remote Control for Garage Door

**Navigating NDIS Property Investment:** While NDIS property investment offers significant advantages, it's crucial to navigate potential risks. Mitigate these risks by partnering with a team of professionals well-versed in the NDIS property market. With informed guidance, your investment journey becomes a seamless blend of financial prosperity and positive societal impact. This is more than a property; it's an opportunity to invest in inclusive living. Enquire now to secure your position in this transformative NDIS property investment.

**Terms:** 10% deposit, balance 30/45/60/90 days