

# 8 Wallangara Boulevard, Harkness, Vic 3337

## House For Sale

Saturday, 29 June 2024



8 Wallangara Boulevard, Harkness, Vic 3337

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Area: 370 m2

Type: House



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## Contact Agent

Top Edge Real Estate proudly present a unique and outstanding property opportunity that aligns perfectly with your investment goals. This NDIS / SDA APPROVED property offers 3 bedrooms (2 Robust bedrooms and a non-SDA bedroom). This property has been thoughtfully designed and created to meet the unique needs of the National Disability Insurance Scheme (NDIS) residents, making it a distinctive investment in an ever-growing market.

**HOME HIGHLIGHTS**  
Total return of the NDIS SDA annual allowance would be up to Rental income per participant is \$80,000.00 per annum with secure leases. Fully Compliant with SDA Certifications. Excellent NDIS SDA Service Provider in Place. High Cash Flow Investment. Close to all amenities and in an exceptionally good location.

**Category :** Fully Accessible 3 bedroom + 3 Bath + 1 Car + 2 Participants + OOA

**OTHER FEATURES**  
Class 1B SDA Fully Accessible SDA Requirements  
20-Year Structural Guarantee  
900mm induction cooktop with 900mm oven and dishwasher  
Complete landscape and fencing  
1 x A/C to the main living area and dining room  
3 x A/C to 3-bedroom, Light fittings throughout  
Roller blinds.

**Key Features:**

1. **NDIS-Ready Design:** Tailored to cater to the specific requirements of NDIS participants, this property ensures a universally accessible, and accommodating living environment.
2. **Strategic Location:** Situated in a prime location, 8 Wallangara Blvd, Harkness, easy access to freeway, essential amenities, transport links, close to all the major hospitals and recreational facilities, enhancing the quality of life for its residents.
3. **Investment Potential:** With the rising demand for NDIS-friendly properties, this investment promises not only social responsibility but also a sound financial return. The property's unique features make it a sought-after choice for tenants seeking a supportive and inclusive living space.
4. **Future-Proof Investment:** As NDIS continues to play a vital role in improving the lives of individuals with disabilities, owning a property like 104 Sumac Street Brookfield positions you at the forefront of socially conscious and financially rewarding investments.

Close to the Amenities. You will be connected to everything.

- # Future Melton Hospital.
- # Woodgrove Shopping Centre.
- # Melton freeway entry and exit.
- # Botanica Springs Children's
- # Community Centre.
- # Multi-purpose venue for local community activities.
- # Fantail Way Reserve.
- # Children's playground, picnic area, BBQ facilities.
- # C.J. Melrose Memorial Reserve.

This exceptional opportunity is once in blue moon investment in a property that makes a positive impact on the community while securing your financial future. Feel free to reach out to us and discuss further details or arrange a viewing. An opportunity like this will not last long! Please call Malhi on 0473 360 000 or Himani Verma on 0404 689 862. Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist>

**DISCLAIMER:** All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.