

**171 Diamond Valley Road, Diamond Valley, QLD,
4553**



Rural For Sale

Wednesday, 14 August 2024

171 Diamond Valley Road, Diamond Valley, QLD, 4553

Bedrooms: 29

Bathrooms: 5

Parkings: 8

Type: Rural



Adam Cotton

Rare buying on acreage with big NDIS income!

Welcome to Diamond Valley Lodge.

Nestled in the Sunshine Coast Hinterland on 10.83ha, featuring four separate dwellings, a dam, multiple sheds, and lucrative Level 3 accommodation with NDIS program's and management in place.

You'll be greeted by greenery at every turn, lush lawns, poinciana trees that frame the long, tarred driveway and a truly remarkable property that will be sold under replacement value.

The block: 26.7 acres of manicured land, a large dam and sweeping views across the valley.

Main House: Featuring 4 large bedrooms and modern open plan living with separate lounge and dining, generous size walkthrough kitchen and entertaining deck set amongst the trees.

Enjoy the views of the wrap around veranda overlooking the neighbouring horse paddocks.

The Lodge: 21 bedrooms, 8 single and 13 twin share rooms with separate men and women's bathrooms, industrial kitchen, cold room, large dining area, multiple lounge and living areas with sunroom.

Upstairs in the office, there is a domestic kitchen, lounge room and two bedrooms, one of which is being used as an office and a good size balcony overlooking the property.

The Cabin: Cute and neat as a pin with two bedrooms, both have separate entry and a shared bathroom in the middle.

Activity Centre: Fully renovated Queenslander with polished timber floors, modern kitchen, separate living and dining with a large deck overlooking the dam. This is set up for Level 3 accommodation with NDIS program's, with movie room, sensory room and art room.

The opportunity: Since opening its doors in 2004, Diamond Valley Lodge has been a cornerstone of community care, offering a warm and supportive environment. With the accreditation recently increasing to 55 residents, accommodation is provided in three separate dwellings.

The large grounds and facilities offer a comfortable and enjoyable lifestyle for residents and participants. With endless amounts of opportunities to increase revenue by expanding the NDIS program or SIL Housing that are both thriving and currently in place. The Value of the Level 3 accommodation an NDIS program for residents currently exceeds \$4.5m with room for growth that shows Diamond Valley Lodge's strong investment potential.

The lodge and NDIS program is managed by a dedicated and passionate team of staff and has a full-time manager in place. There is a strong track record of occupancy year-round and a high proportion of long-term residents.

With the land, amenities and infrastructure already in place along with the unique NDIS opportunity, this won't be on the market for long.

A comprehensive due diligence package including financial statements is available for review upon request. Private inspections are available strictly upon request.

For further information or to arrange a viewing, please don't hesitate to contact Adam Cotton or Paul Blackledge of Nest Estate Agents today.