



NDIS PROPERTY AUSTRALIA
disability housing specialists



PACKAGE DATE: 22 MAY 2024

Mango Hill

Brisbane, QLD



\$1,252,209

LOT 105 CAPESTONE ESTATE

High Physical Support | 2 Participants (plus OOA)



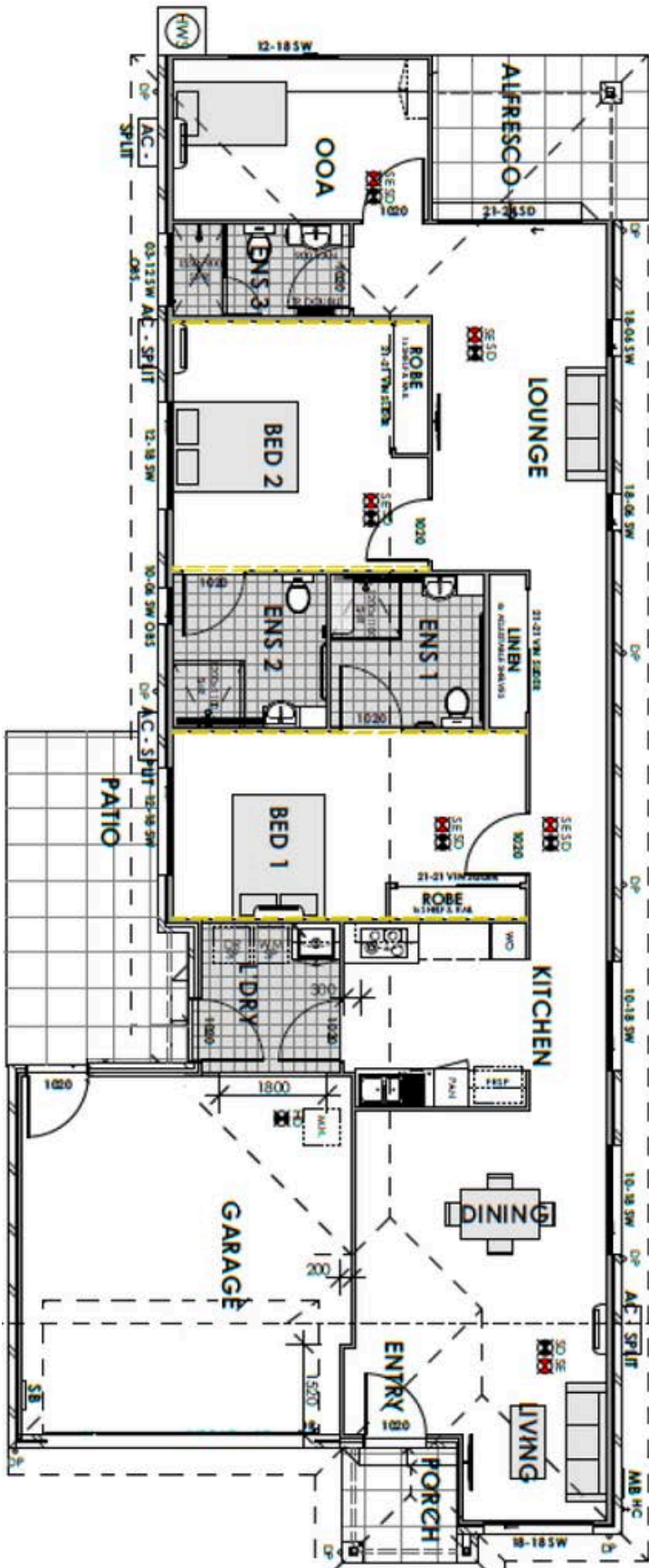
SALES@NDIS.PROPERTY



[1300 254 397](tel:1300 254 397)



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Package Details

House Area: 206sqm

Land Size: 400sqm

House Price: \$577,209

Land Price: \$675,000

Titled: YES

Turnkey Package

Build Forecast: 10 - 12 months
(approx)



Mango Hill

BRISBANE



Demographic

Median Age: 31
Families: 82.6%
Owned: 51.7%
Single: 14.6%

North Lakes SA3 Demand

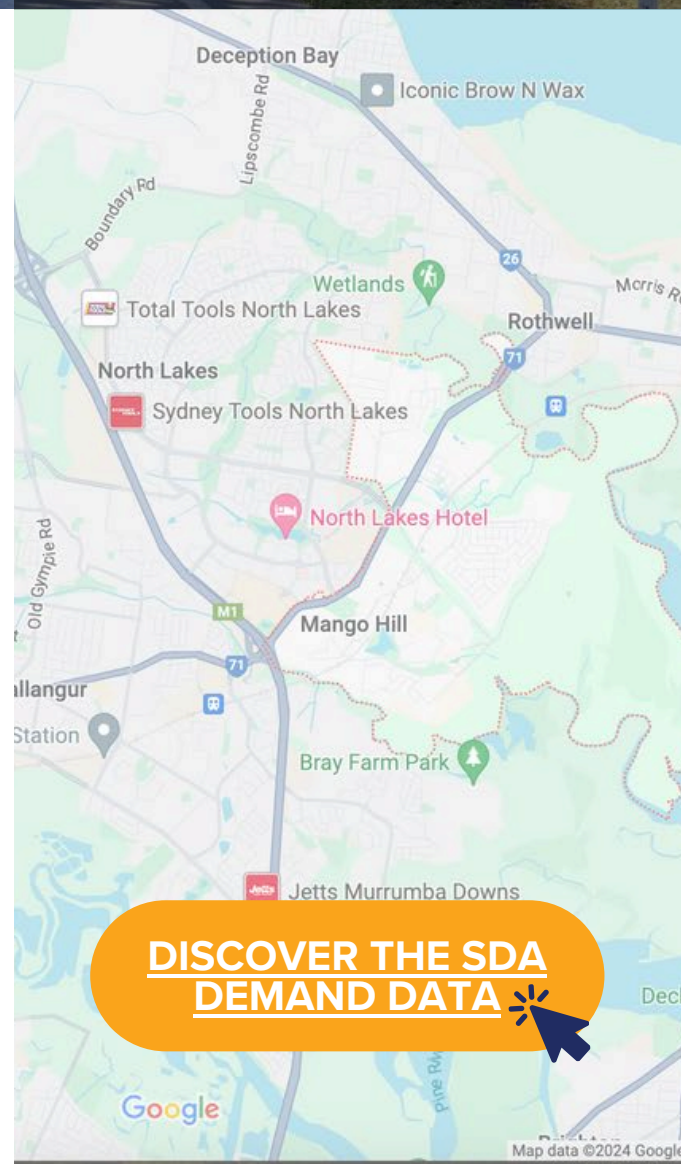
Current # of SDA-funded
participants: 55
Potential # of SDA
participants by 2027: 71

Mango Hill, a flourishing suburb in Brisbane's north, showcases a blend of suburban comfort and modern lifestyle amenities. Characterized by leafy streets and family-friendly parks, it offers a tranquil environment for residents.

With local schools, shopping precincts, and recreational facilities, Mango Hill caters to diverse needs. Its strategic location near major highways and public transport ensures seamless connectivity to Brisbane's CBD and beyond.

Mango Hill's community atmosphere and convenient amenities make it an inviting destination for families seeking a balanced lifestyle in Brisbane.

- **Location** - A suburb in the City of Moreton Bay
- **Airport** - 23mins drive to Brisbane Airport
- **Hospitals** - 14mins drive to Redcliffe Hospital
- **Shopping** - 3min drive to Mango Hill Market Place
- **Transport** - 12min drive to Narangba Station



PROJECTED RETURNS

Gross Yield: 8.9% - 14.1%pa

Net Yield: 6.7% - 10.5%pa

General Advice Only. Please seek professional legal, financial, taxation, and lending advice before you make any decisions. Prices are subject to change without notice.

Annual Expenses: Approx.
25% of Gross Income.

(Provider Fees, Maintenance,
Rates, Water etc.)

Specialist Disability Accommodation SDA Price Calculator 2023-24 LAST UPDATED: 16 Apr 2024

This SDA Price Calculator is provided for information only. The Commonwealth and the National Disability Insurance Agency accept no liability to any person for any loss, damage, cost or expense suffered as a result of any use of or reliance on any of the information. The information in this document may change, is not advice, and should not be relied upon for any action or failure to act. The Commonwealth and the Agency accept no responsibility for the accuracy or completeness of the material contained in this SDA Price Calculator.

SDA ANNUAL INCOME

Dwelling enrolled as	Select one	Post-2023 New Build
Building Type	Select one	House, 3 residents
Number of residents at full occupancy	Calculated value	3
Design Category	Select one	Improved liveability
With or without On-site Overnight Assistance (OOA)	Select one	With OOA
With or without Fire Sprinklers	Select one	Without Fire Sprinklers
Were Input Tax Credits claimed for the GST paid on purchase cost of the dwelling?	Select one	Input Tax Credits were not claimed
Annual Benchmark Price	Calculated value	\$49,056
Location (SA4)	Select one	QLD - Moreton Bay - South
Location Factor	Calculated value	0.89
Location Adjusted Annual SDA Amount	Calculated value	\$43,660

EXPECTED TOTAL ANNUAL INCOME PER ROOM (AT FULL OCCUPANCY)	ANNUAL SDA Amount	ANNUAL MRRC	ANNUAL Income (per participant)	ANNUAL Income (per room)
SDA Single (one SDA- eligible participant in a room)	\$43,660	\$12,058	\$55,717	\$55,717

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SDA ANNUAL INCOME

Dwelling enrolled as	Select one	Post-2023 New Build
Building Type	Select one	House, 2 residents
Number of residents at full occupancy	Calculated value	2
Design Category	Select one	High Physical Support
With or without On-site Overnight Assistance (OOA)	Select one	With OOA
With or without Fire Sprinklers	Select one	Without Fire Sprinklers
Were Input Tax Credits claimed for the GST paid on purchase cost of the dwelling?	Select one	Input Tax Credits were not claimed
Annual Benchmark Price	Calculated value	\$85,326
Location (SA4)	Select one	QLD - Moreton Bay - South
Location Factor	Calculated value	0.89
Location Adjusted Annual SDA Amount	Calculated value	\$75,940

EXPECTED TOTAL ANNUAL INCOME PER ROOM (AT FULL OCCUPANCY)	ANNUAL SDA Amount	ANNUAL MRRC	ANNUAL Income (per participant)	ANNUAL Income (per room)
SDA Single (one SDA- eligible participant in a room)	\$75,940	\$12,058	\$87,998	\$87,998

For more detailed information outlining the full financial feasibility of this property, including an analysis of potential gross and net yields along with full cashflow forecasting, visit our reports page to order your report (www.ndis.property/reports)

