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Package Date: 30 MAY 2024

Deception Bay Queensland



\$1,133,819

LOT 25 PROXIMITY ESTATE

High Physical Support | 2 Participants (plus OOA)



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[1300 254 397](tel:1300_254_397)



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FLOORPLAN

Package Details

House Area: 220sqm

Land Size: 580sqm

House Price: \$594,819

Land Price: \$539,000

Titled: Jun-24

Turnkey Package

Build Forecast: 10- 12 months
(approx)



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Deception Bay QUEENSLAND



Demographic

Median Age: 41
Families: 34.9%
Owned: 60.8%
Single: 27.9%

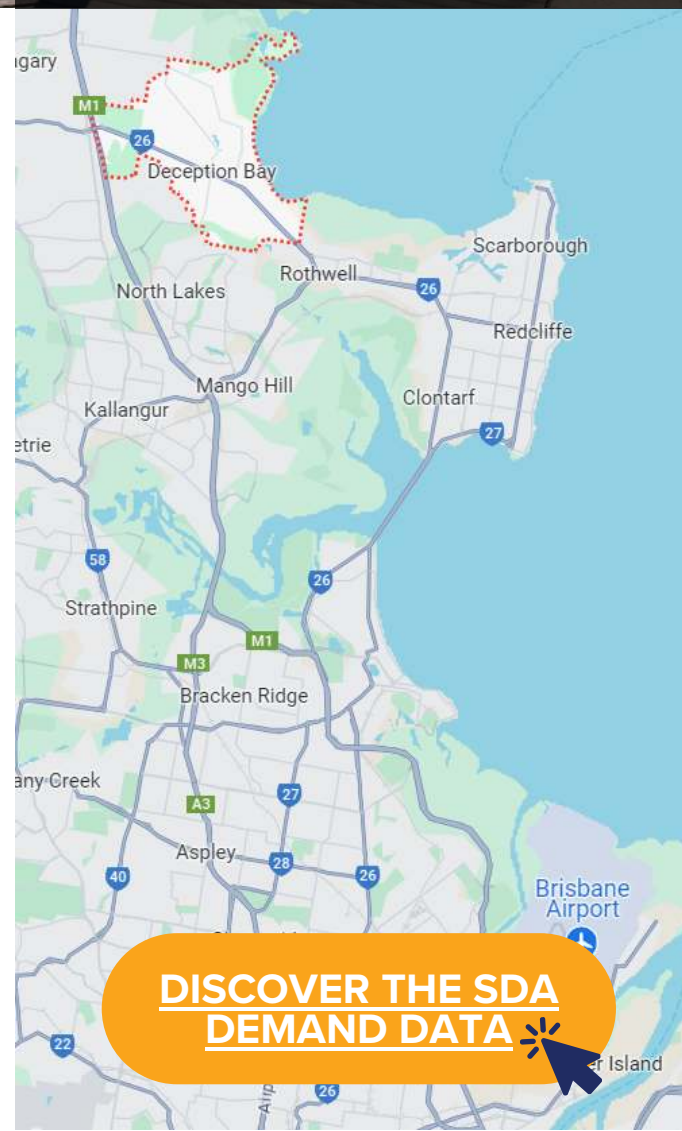
Moreton Bay - North SA3 Demand

Current # of SDA-funded
participants: 104
Potential # of SDA-funded
participants by 2027: 205

Deception Bay, located in Queensland, Australia, is a picturesque suburb renowned for its stunning coastal scenery and relaxed atmosphere. Nestled along the shores of Moreton Bay, it offers residents and visitors alike opportunities for fishing, boating, and leisurely strolls along its pristine beaches. The area is rich in natural beauty, with parks and reserves dotting the landscape, providing ample space for picnics, barbecues, and outdoor recreation. Deception Bay is also home to diverse wildlife, including bird species and marine life, making it a haven for nature enthusiasts.

With its blend of coastal charm, outdoor activities, and modern conveniences, Deception Bay offers a desirable lifestyle for those seeking a tranquil yet connected living environment in Queensland.

- **Location** - 43.3kms North of Brisbane, Queensland
- **Airport** - 25mins drive to Brisbane Airport
- **Hospitals** - 5mins drive to Peninsula Private Hospital
- **Shopping** - 10mins drive to Spotlight North Lakes



**DISCOVER THE SDA
DEMAND DATA**

PROJECTED RETURNS



Gross Yield: 9.8% - 15.5%pa

Net Yield: 7.4% - 11.6%pa

Annual Expenses: Approx.
25% of Gross Income.

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

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

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 - North
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
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 - North	
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)



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