



NDIS PROPERTY AUSTRALIA
disability housing specialists



PACKAGE DATE: 10 MAY 2024

Leppington

SYDNEY, NSW



\$1,694,000

LOT 227 HEATH ROAD

- High Physical Support | 2 Participants (plus OOA)



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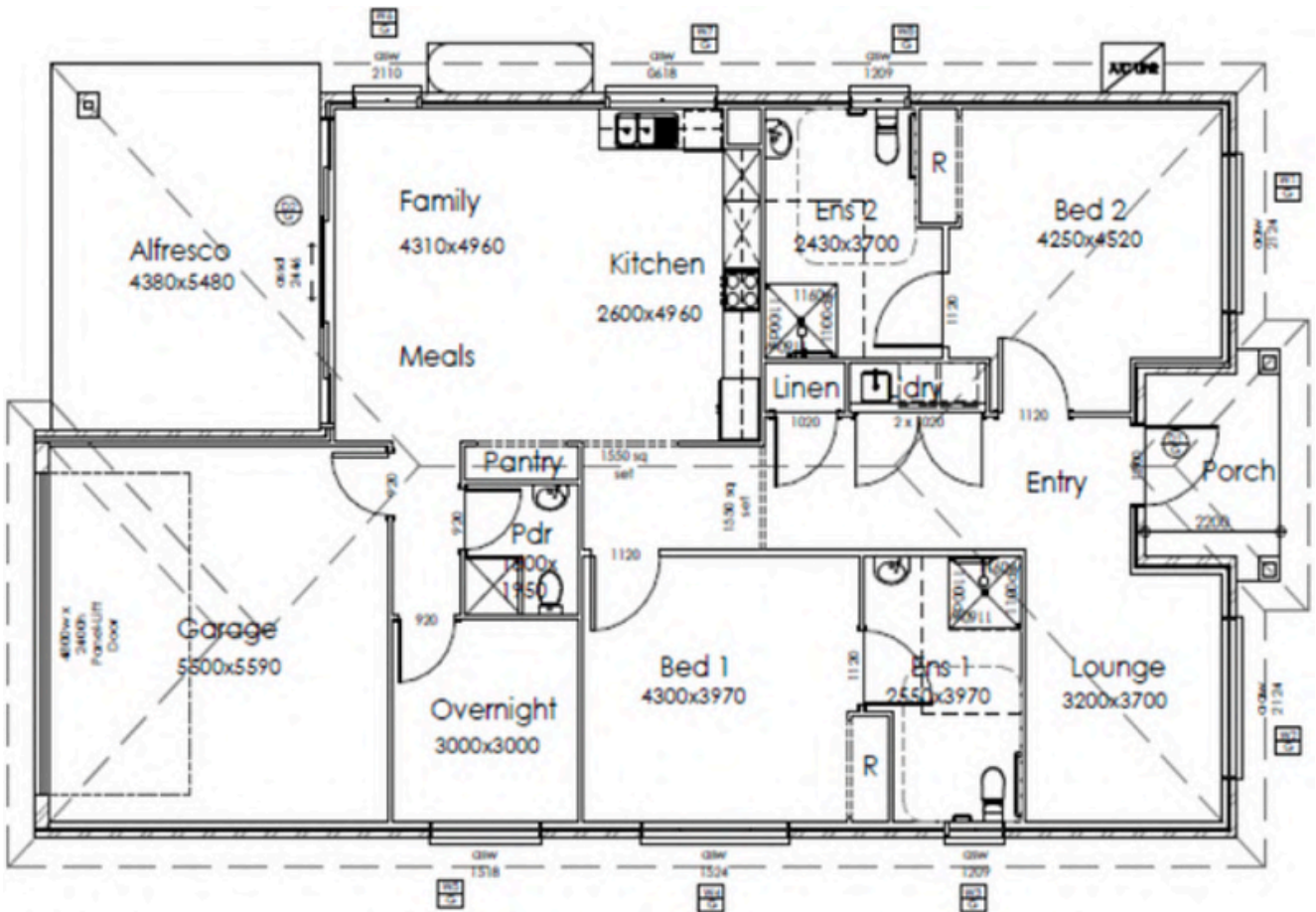


[1300 254 397](tel:1300 254 397)



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FLOOR PLAN



Package Details

House Area: 220sqm

Land Size: 486sqm

House Price: \$895,000

Land Price: \$799,000

Titled: JUL-24

Turnkey Package

Build Forecast: 6 - 8 months

(approx)

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Leppington SYDNEY



Demographic

Median Age: 32
Families: 84.4%
Owned: 72.1%
Single: 14%

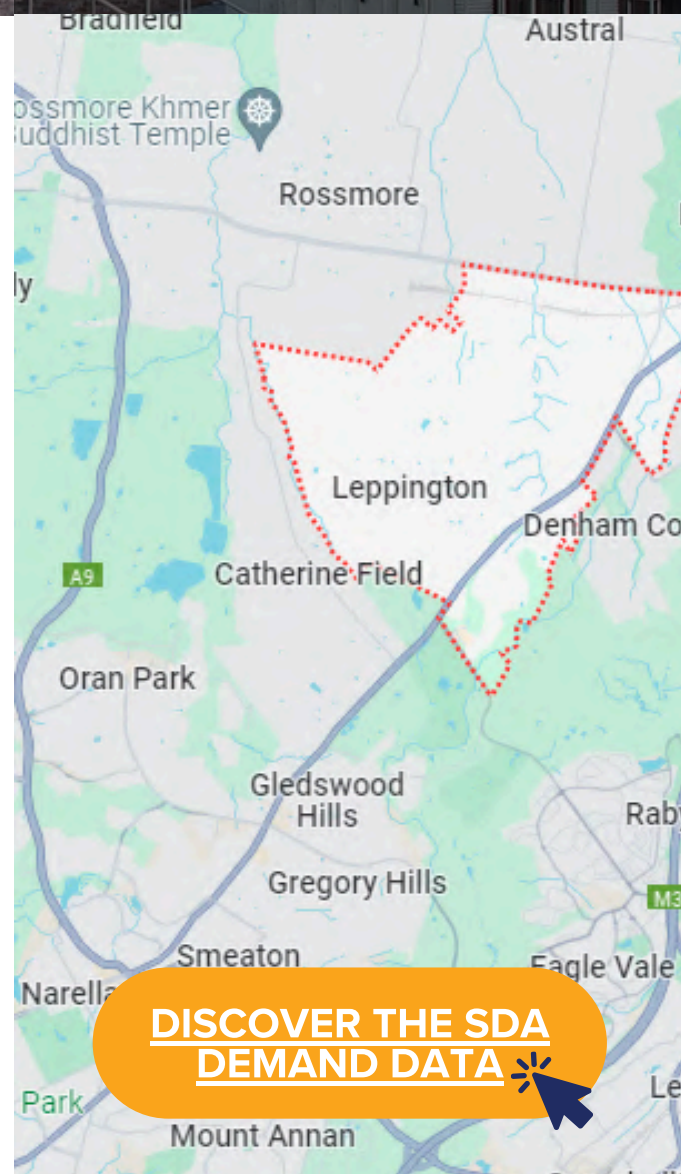
Bringelly - Green Valley SA3 Demand

Current # of SDA-funded participants: 105
Potential # of SDA-funded participants by 2027: 140

Leppington is a rapidly growing suburb located in the south-western region of Sydney, New South Wales. It is an ideal location for both families and professionals looking for a convenient lifestyle. The suburbs are well connected to other parts of Sydney, through road and rail networks. Making transportation in and out of the city easy and quick.

Leppington boasts several public and private school, shopping centers, parks, and recreational facilities for your everyday needs. With it's new housing developments and community projects underway, Leppington offers a very promising future for its residents.

- **Location** - is an urban locality in Sydney
- **Airport** - 34mins drive to Bankstown Airport
- **Hospitals** - 25mins drive to Liverpool Hospital
- **Shopping** - 8mins drive to Emerald Hills Shopping Centre



**DISCOVER THE SDA
DEMAND DATA** 

PROJECTED RETURNS

Gross Yield Range: 7.2% - 11.5%pa

Net Yield Range: 5.4% - 8.6%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: 18 Oct 2023

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	NSW - Sydney - South West
Location Factor	Calculated value	1.00
Location Adjusted Annual SDA Amount	Calculated value	\$49,056

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)	\$49,056	\$11,842	\$60,898	\$60,898

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	NSW - Sydney - South West
Location Factor	Calculated value	1.00
Location Adjusted Annual SDA Amount	Calculated value	\$85,326

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)	\$85,326	\$11,842	\$97,168	\$97,168

