



NDIS PROPERTY AUSTRALIA  
Disability Housing Specialists



Package Date: 28 MAY 2024

# Mildura Regional VIC



## \$935,000

79 LUCKYMACK WAY

High Physical Support | 2 Participants (plus OOA)



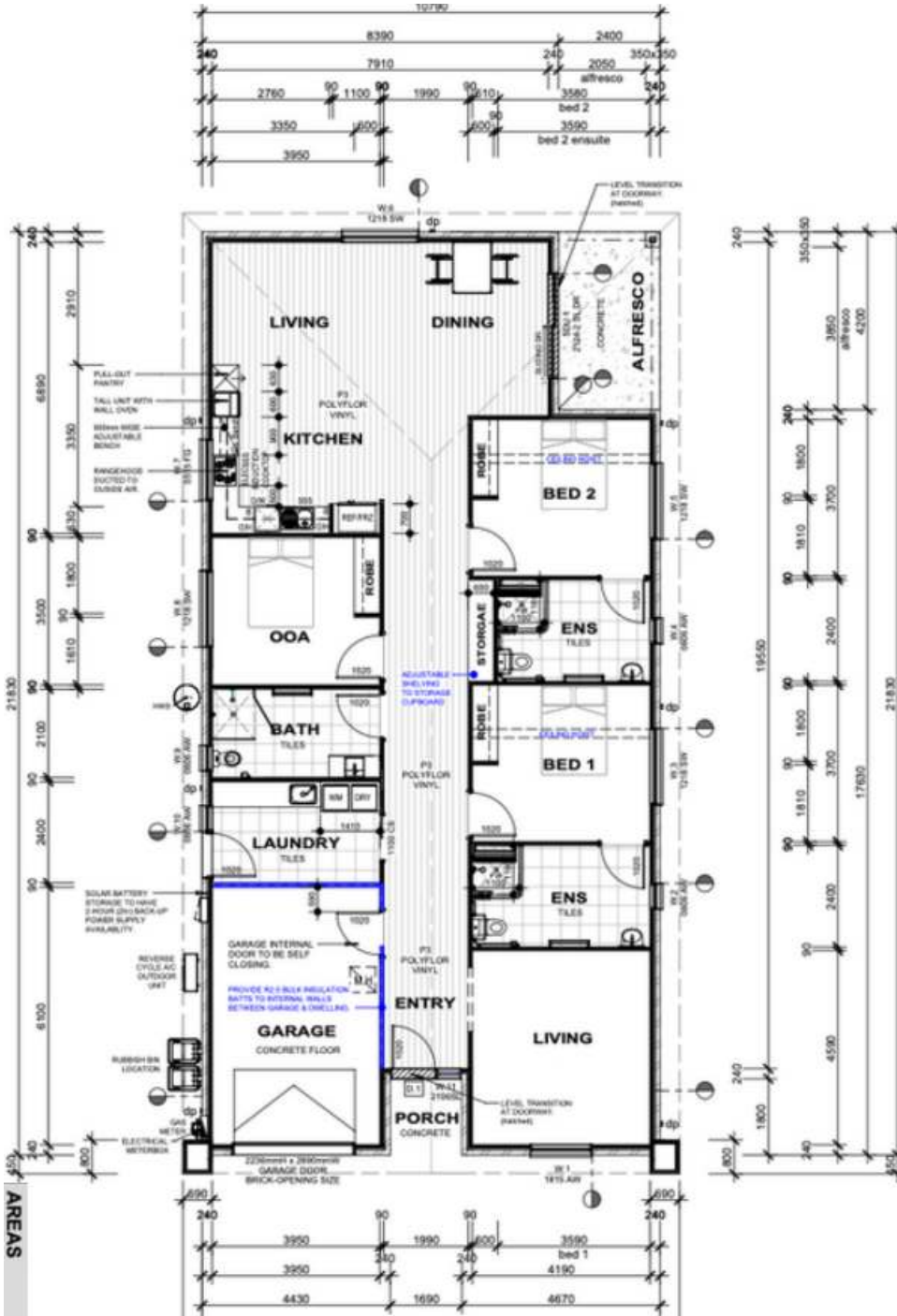
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## Package Details

House Size: 236sqm

Land Size: 600sqm

House Price: \$735,000

Land Price: \$200,000

Titled: YES

Turnkey Package

Build Forecast: 6 - 8 months  
(approx)



# Mildura

## REGIONAL VIC



### Demographic

Median Age: 40  
Families: 38.5%  
Owned: 65.4%  
Single: 29.0 %

### Mildura SA3 Demand

Current # of SDA-funded  
participants: 71  
Potential # of SDA-funded  
participants: 91 by 2027

Mildura is a regional city located in northwestern Victoria, Australia. Situated on the banks of the Murray River, it's known for its warm climate, picturesque landscapes, and thriving agricultural industry. Mildura boasts a rich history dating back to the mid-19th century when it was established as an important hub for the surrounding pastoral and citrus farming regions. Today, it serves as a vibrant center for tourism, offering visitors a diverse range of attractions including river cruises, historical sites, and the renowned Mildura Arts Centre.

Mildura's bustling culinary scene showcases the region's fresh produce, with numerous restaurants and cafes serving up delicious meals featuring local ingredients. With its blend of natural beauty, cultural heritage, and contemporary amenities, Mildura continues to charm visitors from near and far.

- **Location** - 91.1kms North West of Robinvale
- **Airport** - 7mins drive to Mildura Airport
- **Hospitals** - 6mins drive to Mildura Base Public Hospital
- **Shopping** - 7mins drive to Kmart Mildura



**DISCOVER THE SDA  
DEMAND DATA**

# PROJECTED RETURNS



Gross Yield: 11.9% - 18.6%pa

Net Yield: 8.9% - 14.0%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, 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	With 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	\$89,378
Location (SA4)	Select one	VIC - North West
Location Factor	Calculated value	0.84
<b>Location Adjusted Annual SDA Amount</b>	<b>Calculated value</b>	<b>\$75,078</b>

### 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)	\$75,078	\$12,058	\$87,135	\$87,135

### 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	With 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	\$51,903
Location (SA4)	Select one	VIC - North West
Location Factor	Calculated value	0.84
<b>Location Adjusted Annual SDA Amount</b>	<b>Calculated value</b>	<b>\$43,599</b>

### 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)	\$43,599	\$12,058	\$55,656	\$55,656

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](http://www.ndis.property/reports))



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