



NDIS PROPERTY AUSTRALIA  
disability housing specialists



Package Date: 21/06/24

# Mickleham

## Melbourne, VIC



# \$799,029

**LOT 1637 SONNY STREET**

Improved Livability | 2 Participants (plus OOA)



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# FLOORPLAN

## Package Details

House Area: 178sqm

Land Size: 312sqm

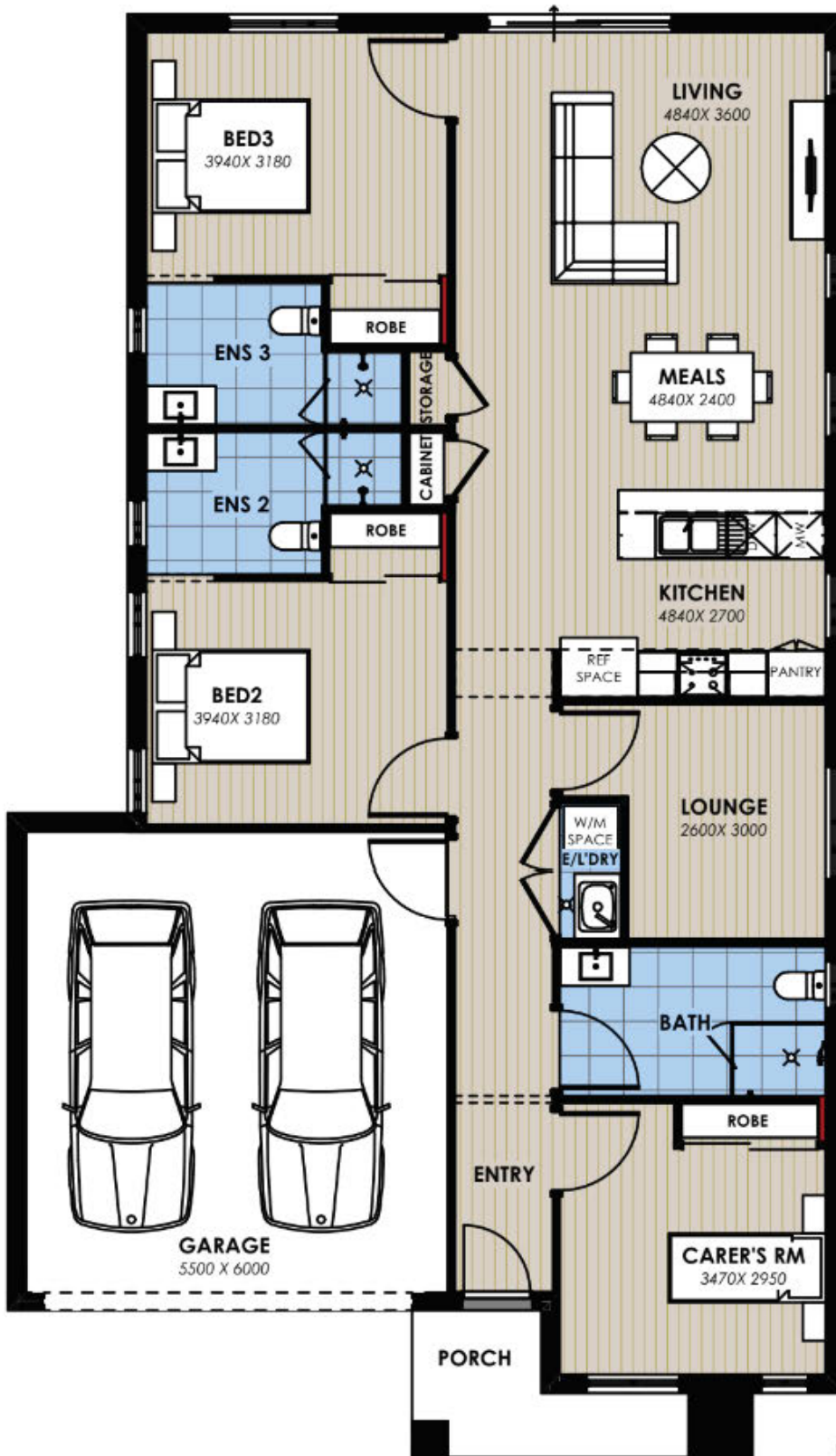
House Price: \$424,029

Land Price: \$375,000

Titled: YES

Turnkey Package

Build Forecast: 6 - 8 months  
(approx)



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# Mickleham

## MELBOURNE



## Demographic

Median Age: 29  
Families: 62.1 %  
Owned: 75.3%  
Single: 10.8%

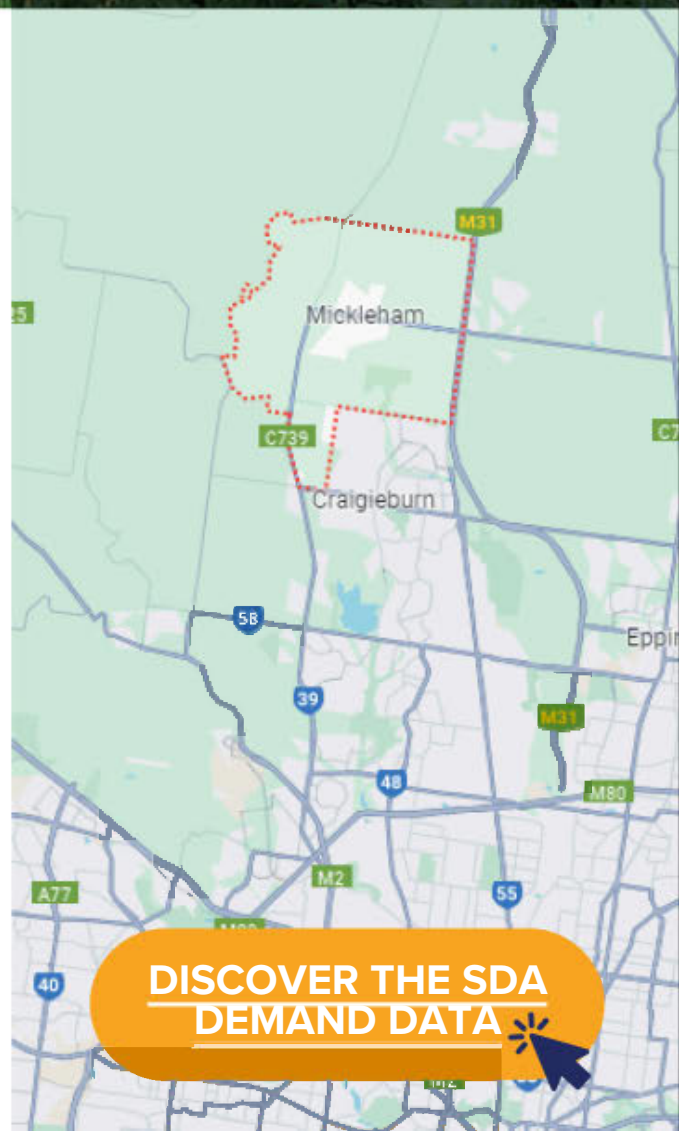
## Tullamarine - Broadmeadows SA3 Demand

No. of Participants: 116  
No. of Participants seeking SDA:  
67  
No. of SDA bedrooms: 73  
No. of places in 1, 2, & 3 resident  
dwellings: 41  
Potential No. of Participants by  
2027: 132

**Mickleham**, is a suburb located in the outer northern suburbs of Melbourne, Victoria. It is a rapidly growing area with a mix of residential and rural properties. The suburb is known for its open spaces, parks, and nature reserves, making it an ideal place for outdoor activities such as hiking, cycling and horse riding.

Mickleham is also home to a number of schools, shops, and community facilities, providing its residents with all the necessary amenities. With its peaceful surroundings and easy access to the city, Mickleham is a great place to live for those seeking a balanced lifestyle.

- **Location** - 29km from Melbourne's CBD
- **Airport** - 21min to Melbourne Airport
- **Hospitals** - 12km to Werribee Mercy Hospital
- **Shopping** - 14 min to Craigieburn Central
- **Transport** - 29 min drive to Sunbury Station



DISCOVER THE SDA  
DEMAND DATA



# PROJECTED RETURNS



Gross Yield: 13.3% - 17.9%pa

Net Yield: 10.0% - 13.4%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	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	\$70,995
Location (SA4)	Select one	VIC - Melbourne - North West
Location Factor	Calculated value	0.84
<b>Location Adjusted Annual SDA Amount</b>	Calculated value	<b>\$59,636</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)	\$59,636	\$12,058	\$71,693	\$71,693
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		VIC - Melbourne - North West	
Location Factor	Calculated value		0.84	
<b>Location Adjusted Annual SDA Amount</b>	Calculated value		<b>\$41,207</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)	\$41,207	\$12,058	\$53,265	\$53,265

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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