



NDIS PROPERTY AUSTRALIA
disability housing specialists



Package Date: 21 JUNE 2024

Clyde North Melbourne



\$935,000

LOT 515 PADUA STREET

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: 177sqm

Land Size: 350sqm

House Price: \$525,000

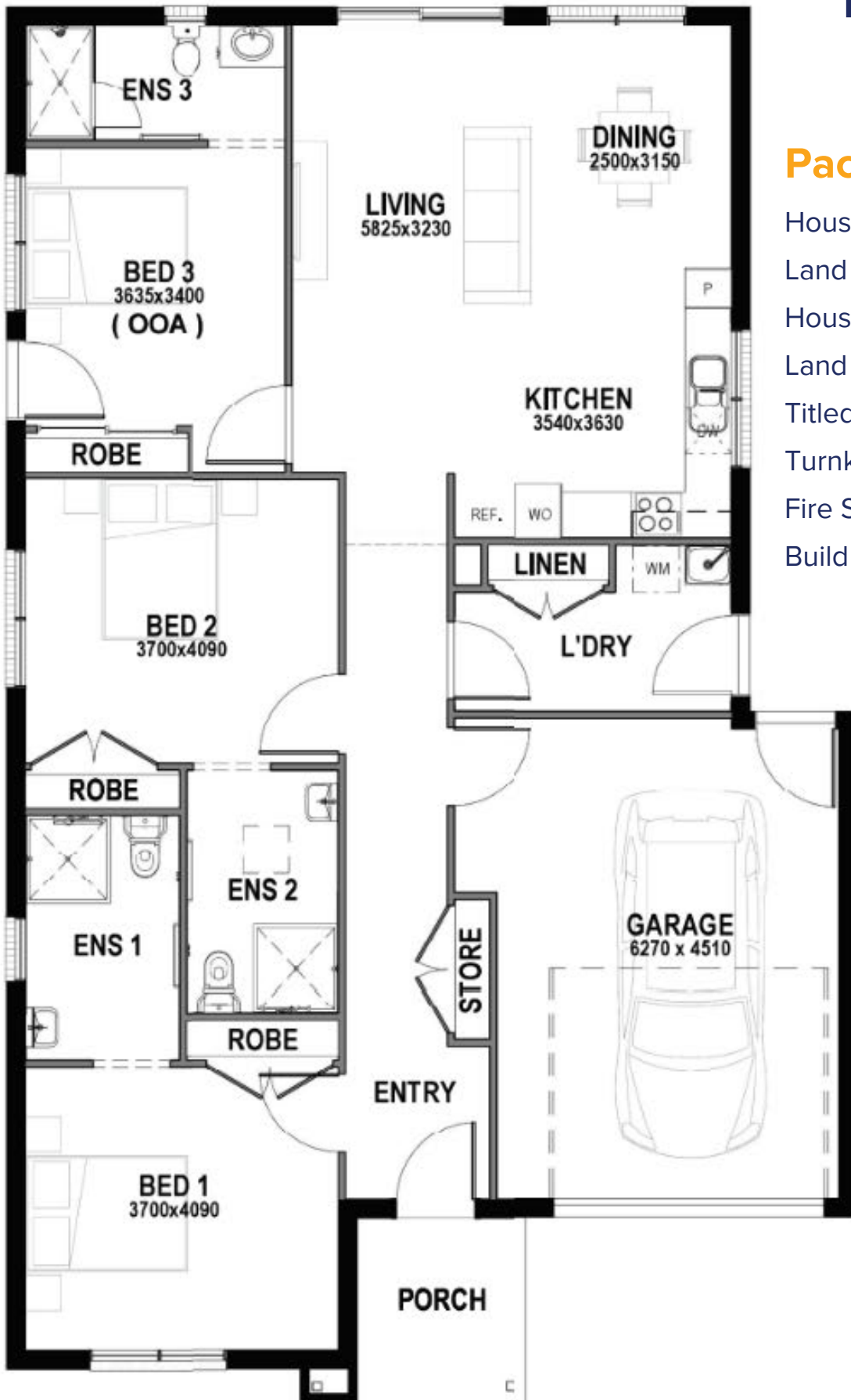
Land Price: \$410,000

Titled: YES

Turnkey Package

Fire Sprinklers

Build Forecast: 40 Weeks



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Clyde North MELBOURNE



Demographic

Median Age: 30
Families: 64.9 %
Owned: 74.2%
Single: 10.4%

Casey south - SA3 Demand

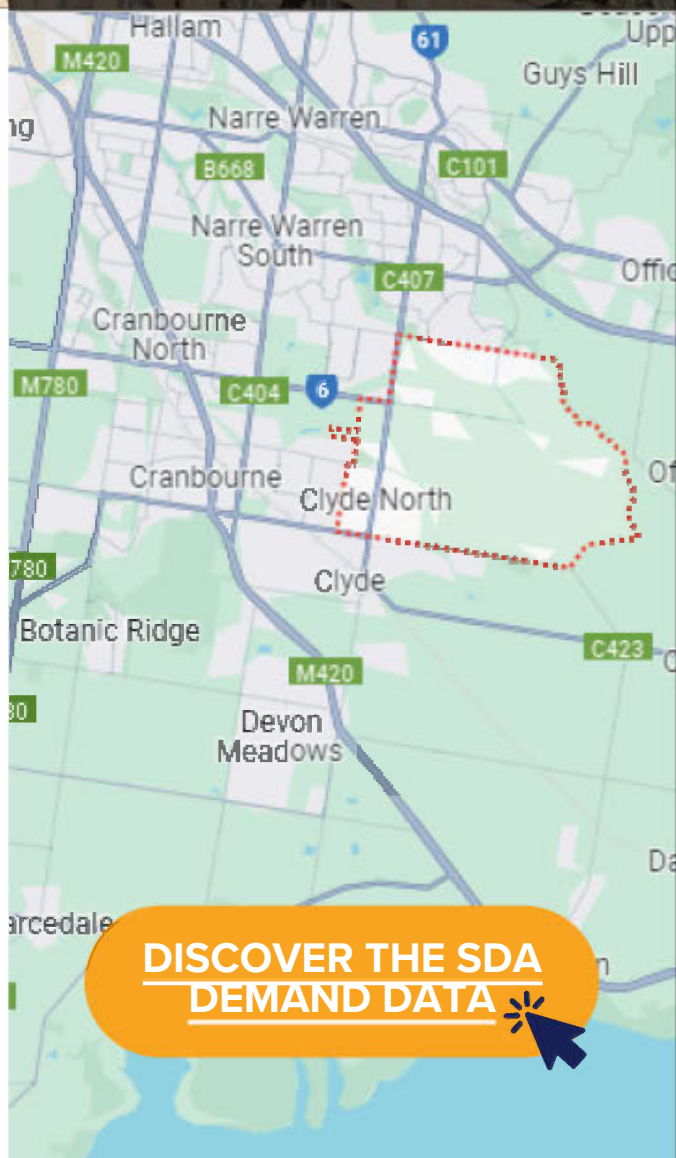
No. of Participants: 209
No. of Participants seeking SDA:
100
No. of SDA bedrooms: 178
No. of places in 1, 2, & 3 resident
dwellings: 130
Potential No. of Participants by
2027: 255

Named after the Clyde Creek, Clyde North is a predominantly residential suburb located in Melbourne. With access to a state primary school, secondary school, and a college all in one suburb.

For a small area, Clyde North has a surprising amount of facilities for those living there to enjoy, such as a gym, various shops, and plenty of parks, and lush green fields, that are used for market gardening and dairy farming.

Altogether, the small area and shops help add to the homey vibe of Clyde North, with it's distinct charm and community focused atmosphere.

- **Location** - 46kms South East of Melbourne Central Business District
- **Airport** - 33mins drive to Moorabbin Airport
- **Hospitals** - 29mins drive to Frankston Hospital
- **Shopping** - 4min drive to Clyde North Lifestyle Centre



**DISCOVER THE SDA
DEMAND DATA**

PROJECTED RETURNS



Gross Yield: 12.8% - 20.2%pa

Net Yield: 9.6% - 15.1%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, 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 - Melbourne - South East
Location Factor	Calculated value	0.92
Location Adjusted Annual SDA Amount	Calculated value	\$82,228

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)	\$82,228	\$12,058	\$94,285	\$94,285

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 - Melbourne - South East
Location Factor	Calculated value	0.92
Location Adjusted Annual SDA Amount	Calculated value	\$47,751

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)	\$47,751	\$12,058	\$59,808	\$59,808

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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