



NDIS PROPERTY AUSTRALIA
disability housing specialists



PACKAGE DATE: 16 MAY 2024

Mooloolah Valley

Sunshine Coast



\$1,154,270

LOT 331 TREELINE CIR HILSIDE ESTATE

High Physical Support | 2 Participants (plus OOA)



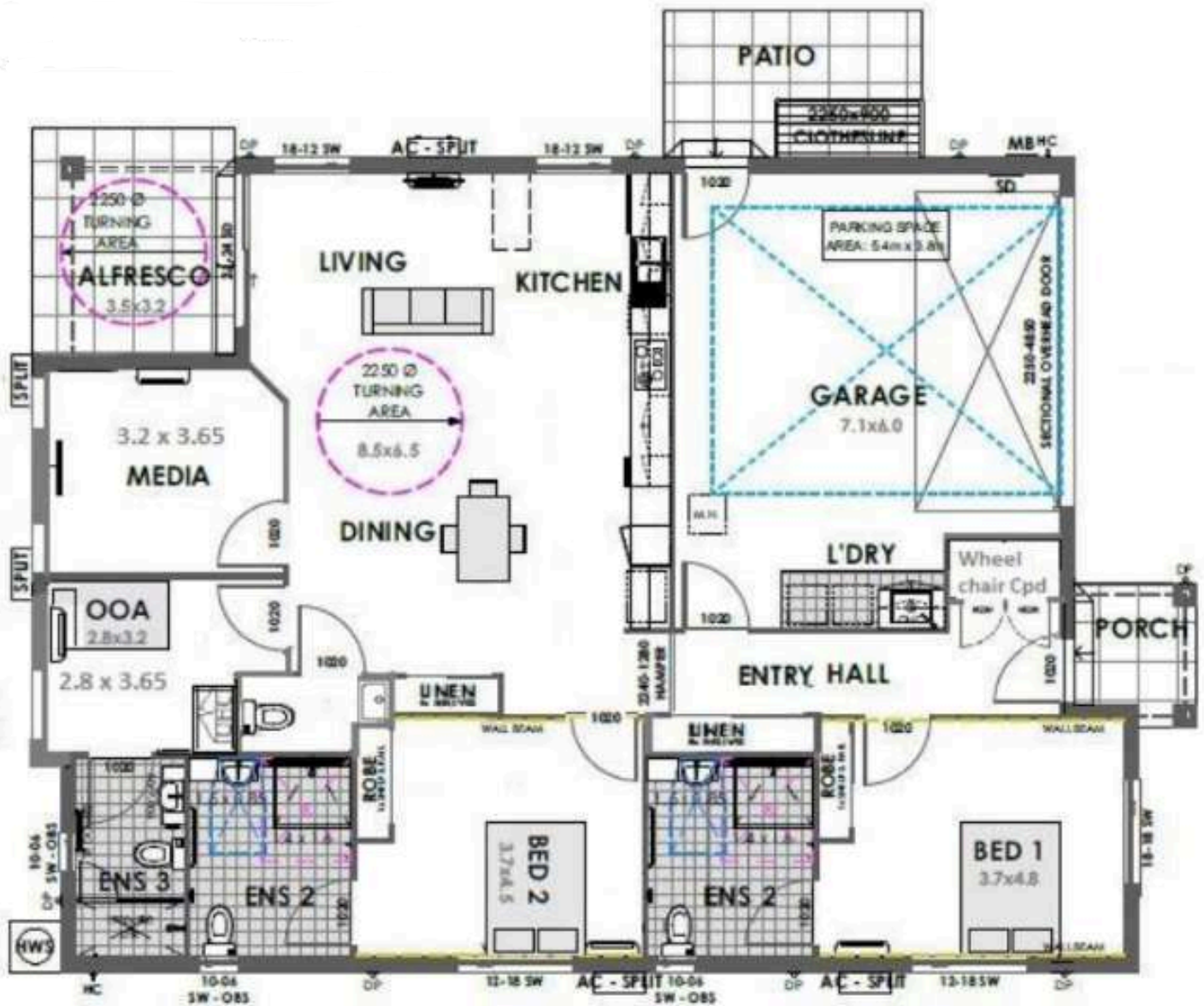
SALES@NDIS.PROPERTY



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Package Details

House Size: 215sqm

Land Size: 723sqm

House Price: \$599,270

Land Price: \$555,000

Titled: Jun-24

Turnkey Package

Build Forecast: 10-12 months

(approx)



Mooloolah Valley

SUNSHINE COAST



Demographic

Median Age: 40
Families: 46.7%
Owned: 82.6%
Single: 15.9 %

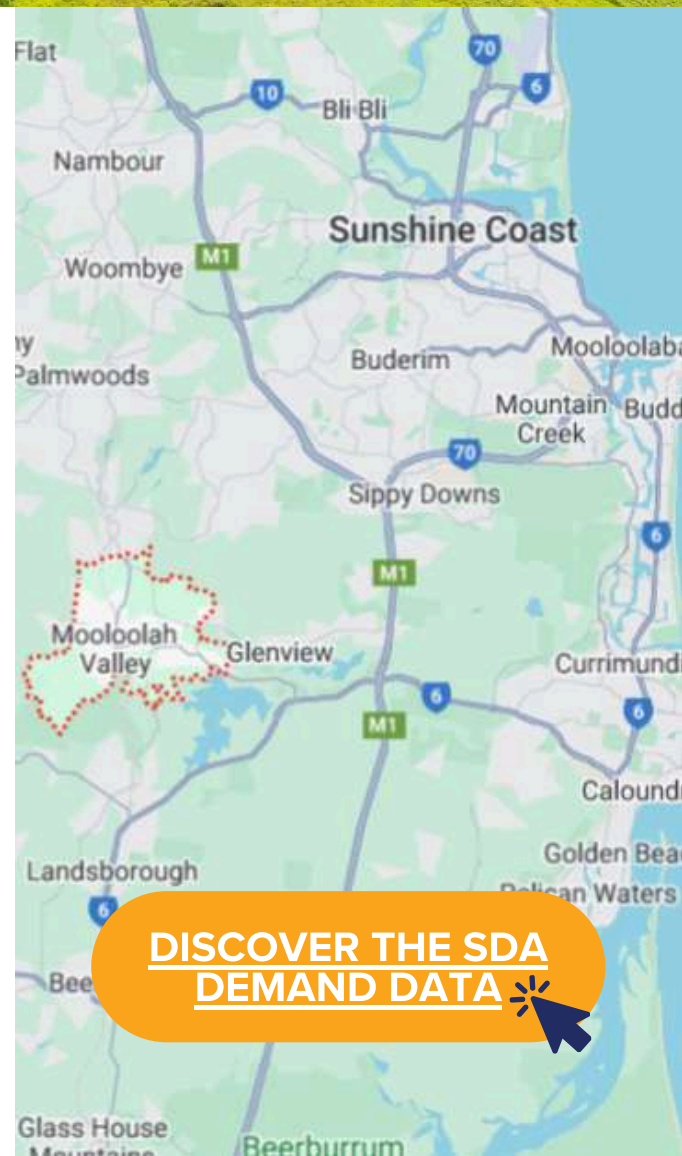
Sunshine Coast Hinterland SA3 Demand

Current # of SDA-funded participants: 37
Potential # of SDA-funded participants by 2027:49

Nestled in the hinterland of Queensland's Sunshine Coast, Mooloolah Valley presents a serene escape into nature's embrace. Surrounded by verdant forests and the majestic peaks of the Glass House Mountains, the valley exudes tranquility and charm. Its community, tight-knit yet welcoming, fosters a sense of belonging, with local gatherings and events enhancing the neighborly spirit. Residents here enjoy a lifestyle immersed in the beauty of the natural world, with ample opportunities for bushwalking, birdwatching, and simply basking in the scenic wonders that abound.

Amidst its lush landscapes and friendly ambiance, Mooloolah Valley stands as a tranquil haven where residents can savor the best of both worlds - the tranquility of nature and the comforts of community.

- **Location** - 32.9kms South of Sunshine Coast, Queensland
- **Airport** - 31mins drive to Sunshine Coast Airport
- **Hospitals** - 26mins drive to Sunshine Coast University Hospital
- **Shopping** - 2mins drive to Mooloolah Valley Community Centre & Op Shop



DISCOVER THE SDA DEMAND DATA



PROJECTED RETURNS



Gross Yield: 9.4% - 14.8%pa

Net Yield: 7.1% - 11.1%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

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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 (\$A4)	Select one	QLD - Sunshine Coast
Location Factor	Calculated value	0.86
Location Adjusted Annual SDA Amount	Calculated value	\$42,188

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)	\$42,188	\$12,058	\$54,246	\$54,246

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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	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 (\$A4)	Select one	QLD - Sunshine Coast
Location Factor	Calculated value	0.86
Location Adjusted Annual SDA Amount	Calculated value	\$73,380

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)	\$73,380	\$12,058	\$85,438	\$85,438

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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