



NDIS PROPERTY AUSTRALIA
real estate | building | specialists



Package Date: 29 MAY 2024

Doolandella Queensland



\$1,093,905

LOT 11 BERKLEY HILLTOP

High Physical Support | 2 Participants (plus OOA)



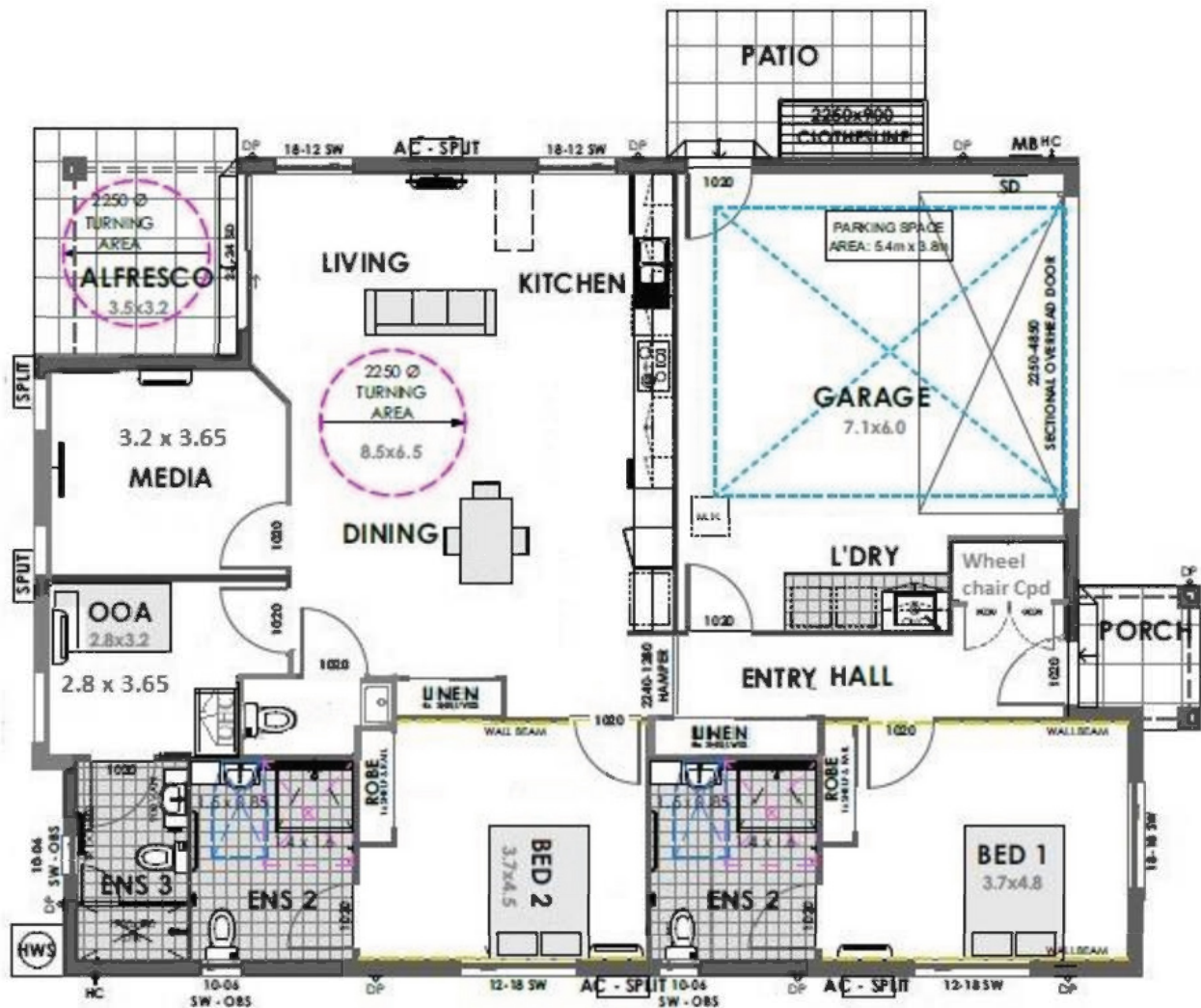
SALES@NDIS.PROPERTY



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



WWW.NDIS.PROPERTY



Package Details

House Size: 215sqm

Land Size: 450sqm

House Price: \$568,905

Land Price: \$525,000

Titled: Yes

Turnkey Package

Build Forecast: 6 - 8 months

(approx)



Doolandella

QUEENSLAND



Demographic

Median Age: 31
Families: 53.4%
Owned: 56.1%
Single: 15.5%

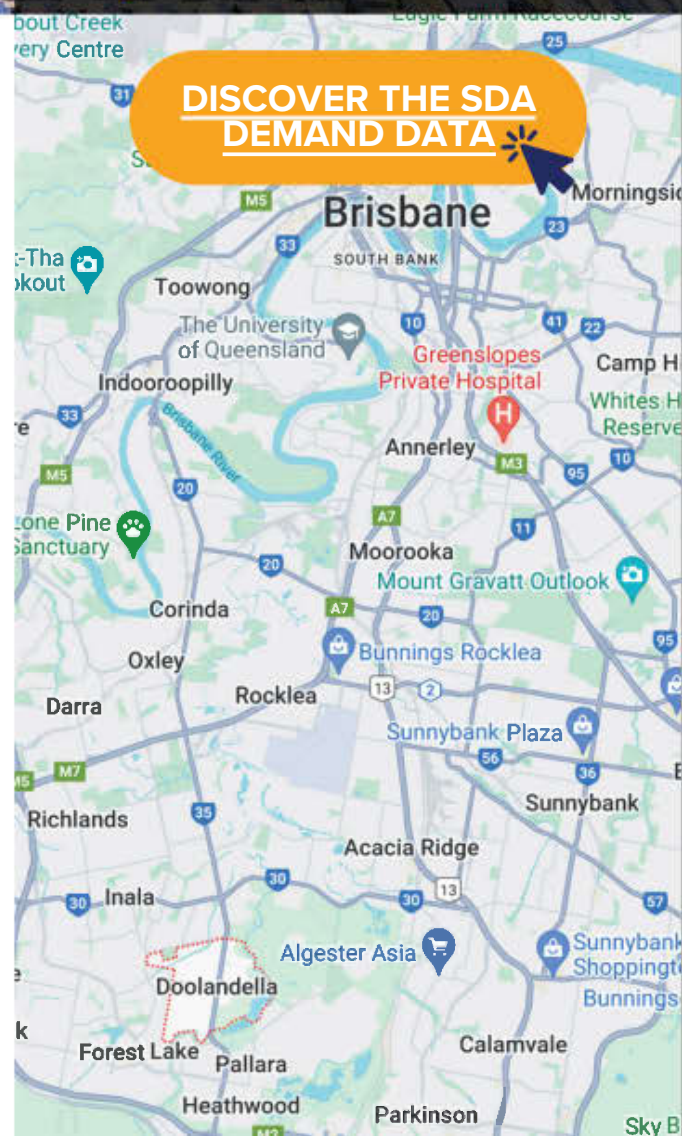
Forest Lake - Oxley SA3 Demand

No. of Participants: 140
No. of Participants seeking
SDA: 91
No. of SDA bedrooms: 73
No. of places in 1, 2, & 3
resident dwellings: 53
Potential No. of Participants by
2027: 172

Doolandella is a vibrant suburb located in the south-west of Brisbane, Queensland, Australia. Known for its family-friendly atmosphere and peaceful residential streets, Doolandella offers a suburban lifestyle within easy reach of the city. The suburb is characterized by its leafy streets, spacious parks, and modern housing developments, making it an ideal location for families and young professionals alike. Doolandella is also conveniently situated close to major roads and public transportation, providing easy access to surrounding areas and amenities.

Overall, Doolandella is a welcoming and thriving suburb that offers a high quality of life for its residents.

- **Location** - 19.8kms South West of Brisbane, Queensland, Australia
- **Airport** - 30mins drive to Brisbane Airport
- **Hospitals** - 20mins drive to Queen Elizabeth II Jubilee Hospital
- **Shopping** - 9mins drive to Woolworths Richlands



PROJECTED RETURNS

Gross Yield: 9.7% - 15.3%pa

Net Yield: 7.3% - 11.5%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, 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	QLD - Ipswich
Location Factor	Calculated value	0.84
Location Adjusted Annual SDA Amount	Calculated value	\$41,207

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

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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).