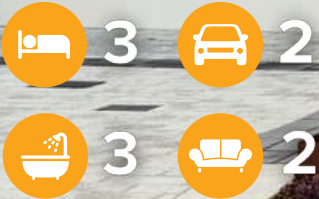




NDIS PROPERTY AUSTRALIA
disability housing specialists



\$882,000

Andrews Farm

LOT 2 611 STEBONHEATH ROAD

ADELAIDE

- High Physical Support
- 2 Participants (plus OOA)



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disability housing specialists

Andrews Farm ADELAIDE

Package Details

House Area: 227 sqm

Land Size: 425 sqm

House Price: \$582,000

Land Price: \$300,000

Titled: MAR-24

24/7 On-site Support: Yes

Turnkey Package

Fixed Price Contract

Build Forecast: 10 -12 months
(approx)

Projected Returns

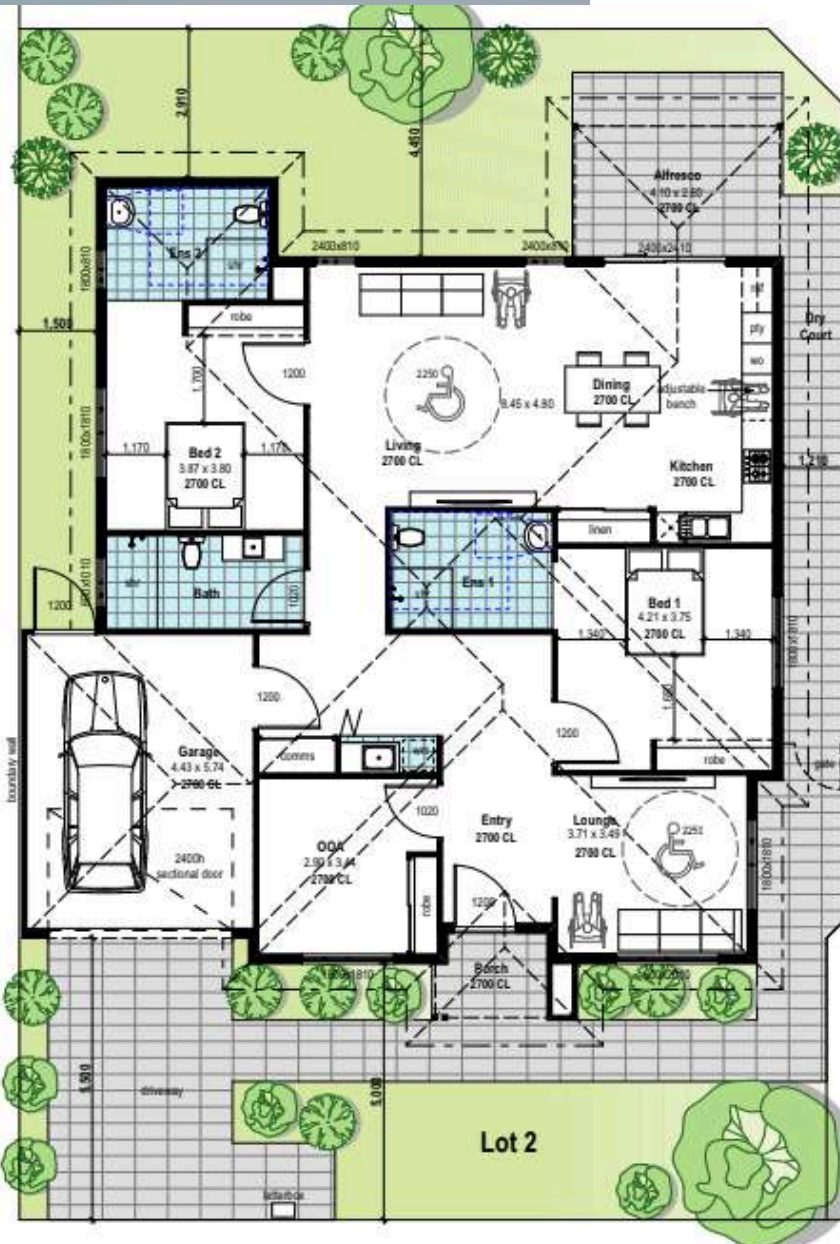
Gross Yield Range: 14.3% - 22.5% pa

Net Yield Range: 10.8% - 16.9% pa

Annual Expenses: Approx. 25%
of Gross Income. (Provider Fees,
Maintenance, Rates, Water etc.)

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)

General Advice Only. Please seek professional legal, financial, taxation, and lending advice before you make any decisions. Prices are subject to change without notice.



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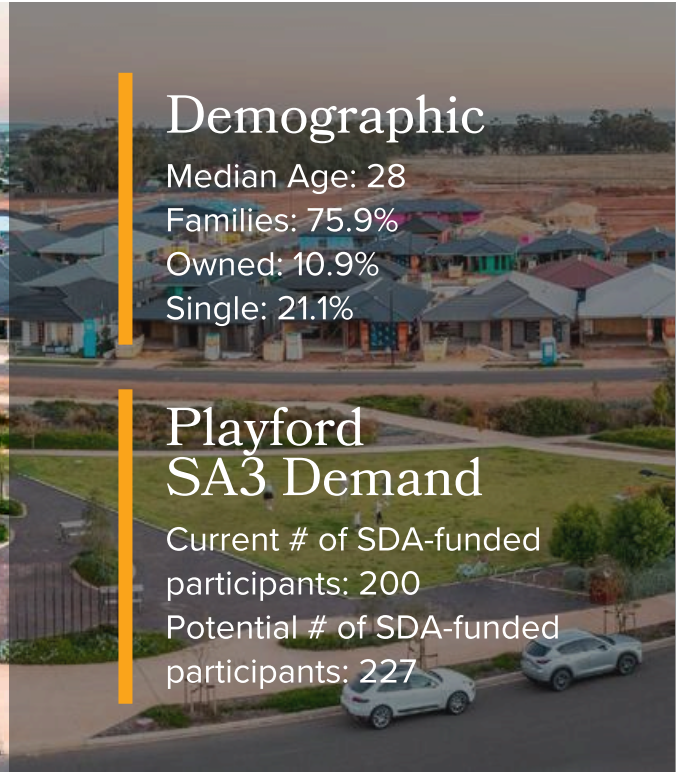
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Andrews Farm

ADELAIDE



Demographic

Median Age: 28
Families: 75.9%
Owned: 10.9%
Single: 21.1%

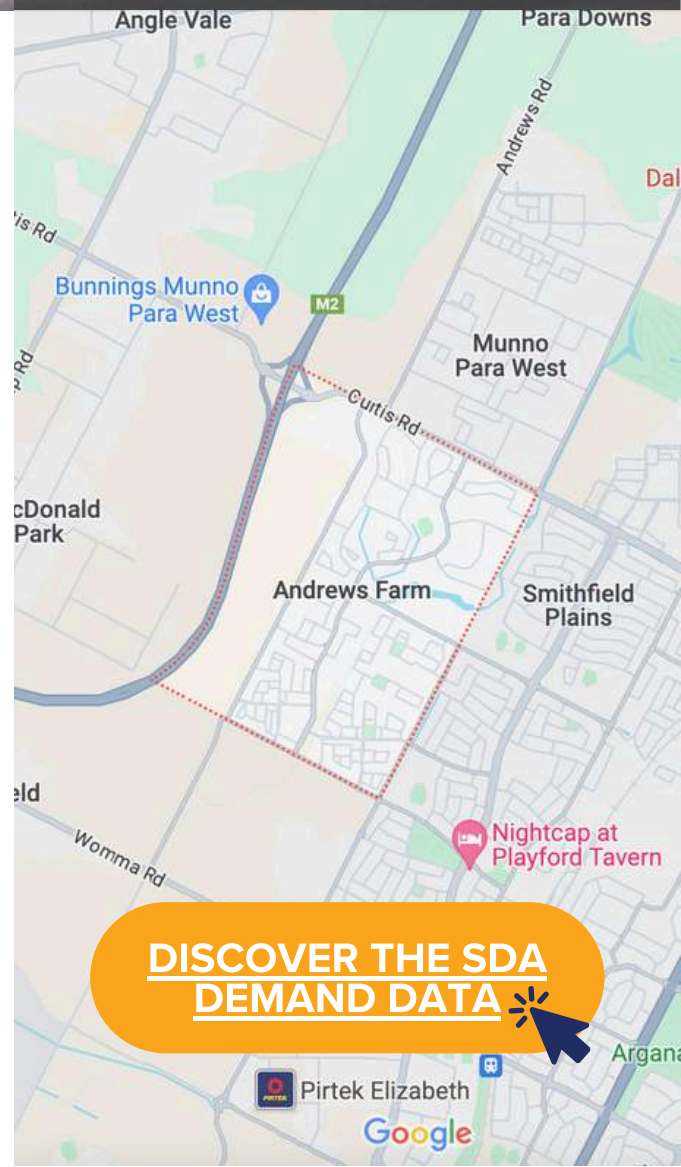
Playford SA3 Demand

Current # of SDA-funded participants: 200
Potential # of SDA-funded participants: 227

Andrews Farm, nestled in South Australia, is a suburban gem offering a harmonious blend of residential tranquility and urban convenience. Dotted with parks, schools, and shopping centers, it caters to families seeking a well-rounded community.

The suburb's close proximity to major transport routes ensures easy access to Adelaide's amenities. Andrews Farm embodies a family-friendly atmosphere, providing a range of recreational options. With a balance of green spaces and modern comforts, it stands as an ideal residential enclave in the South Australian landscape.

- **Location** - Northern Suburb of Adelaide, South Australia
- **Airport** - 22 mins drive to Parafield Airport
- **Hospitals** - 14 mins drive to Lyell McEwin Hospital
- **Shopping** - 3 mins drive to The Fields Shopping Centre



DISCOVER THE SDA DEMAND DATA

Turnkey Inclusions

ANDREWS FARM

Construction

- Engineer designed concrete slab and footing
- Earthworks
- Stormwater
- Re-peg and contour survey
- Full power connection
- Full sewer and water connection
- Siteworks
- Site qualifications include A-Class soil

Bathroom and Laundry

- Laminate benchtops to ensuites and laundry
- Floor tiling to wet areas
- Full height tiling to bathrooms
- Ceramic china basins
- Mirror to bathroom and ensuite
- Exhaust fan to bathroom and ensuite
- Hobless shower
- Accessible tap hardware
- Removable showerhead
- Soapdish to showers
- Towel rails to bath and ensuite
- Toilet roll holders
- China dual flush WC
- Washing machine taps
- Inset trough to laundry with bench space
- Grab rail to bathroom WC and shower
- Shower curtain rails to ensuites (except OOA)

Kitchen

- 20mm stone benchtops to kitchen
- Stainless steel drawer dishwasher
- 600mm stainless steel induction cooktop
- 600mm stainless steel range hood
- 600mm stainless steel fan forced electric side open oven
- 2 single bowl sinks
- Overhead cupboards
- Soft close drawers
- Adjustable laminate benchtop to kitchen
- Pull out style pantry

Kitchenette

- Laminate benchtops to kitchenettes

Landscaping

- Concrete crossover, path, porch and alfresco
- Reticulation and landscaping to the rear
- Gate to the side of the home (if applicable)

Other

- Fire Sprinkler System
- Solar System with 3 hr battery backup
- CCTV to monitor common areas

Internal

- Flyscreen's to windows and sliding doors
- Accessible keyed aluminium windows and sliding doors
- Step-free doorways to external areas
- Accessible door handles throughout
- Solid core front door with deadlock
- Reverse cycle air-conditioning with room zoning
- Phone points
- TV points to living and bedrooms
- TV antenna
- Smoke alarms
- Double GPO throughout
- Accessible light and power point switches
- Downlights throughout
- Task lighting above workplaces
- 3I-course ceilings throughout
- Ceiling insulation
- Slip resistant flooring
- Roller blinds
- Full internal painting
- Three-phase main power
- Dimmer switches to bedrooms and living
- A capped GPO at door head of entry doors of participant bedrooms and external doorways
- A capped GPO at the window head to windows of bedrooms and living areas
- Structural and power provision for ceiling hoists to bedrooms
- Video intercom with internal monitors to entry, bedrooms and living
- Battery back up ready GPOs in participant bedrooms and automated doors
- NBN connection included

External

- Double clay brick construction
- Crear mortar with face brick external walls
- Colorbond roof
- Colorbond fascia and gutter
- Full external painting
- Letterbox
- Clothesline
- External taps as per plan
- Heat pump hot water system with teperature regulator
- Centurion standard garage door
- Soak wells to all downpipes

Quality Assurances

- 6-star energy rating
- 6-year structural warranty (transferable)
- 6 month maintenance period
- Owner's home warranty insurance
- Depreciation schedule
- Emergency evacuation plan
- SDA Plan & Construction Certification

SDA Income

ANDREWS FARM

Specialist Disability Accommodation

SDA Price Calculator 2023-24

LAST UPDATED: 18 Oct 2023

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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 (SA4)	Select one	SA - Adelaide - North
Location Factor	Calculated value	0.98
Location Adjusted Annual SDA Amount	Calculated value	\$83,619

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)	\$83,619	\$11,842	\$95,461	\$95,461

Specialist Disability Accommodation

SDA Price Calculator 2023-24

LAST UPDATED: 18 Oct 2023

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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 (SA4)	Select one	SA - Adelaide - North
Location Factor	Calculated value	0.99
Location Adjusted Annual SDA Amount	Calculated value	\$48,565

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)	\$48,565	\$11,842	\$60,407	\$60,407

