

Under Contract



Unit 2, Lot 118 Essington Rise, Leichhardt  
UNIT 2 - LOT 118 Ludwig Street, Essington Rise Estate, Leichhardt, QLD, 4305



ITEM	Details	Subtotal
	QLD – Ipswich Region	0.93
SDA Payment	Villa/Duplex/Townhouse	1 resident
Yield to Investor	Refer to sale price	10.07%
	Duplex – Community Residence	
	SDA Robust	
	1 OOA room	
Price	\$46,774.91 per annum	\$46,774.91
Contributions	25% of commonwealth disability pension plus 100% commonwealth rent assistance	\$7128.00
Rent Per Annum	A + B	\$53,903.00

## NDIS SPECIALIST DISABILITY ACCOMMODATION

SMSF, NDIS SDA building approved. The unit is in a duplex located at the estate Outlook at Essington. The full turn key property consists of 2 bedrooms, study, 1 powder room, 2 bathrooms and a 1 car garage.

The expected rental return is 10.07% approx \$53,903.00 per annum

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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Price \$535,000  
 Property Type Residential  
 Property ID 1738  
 Land Area 889 m2  
 Floor Area 155 m2

Agent Details  
 Stewart Cochrane - 0438 402 121

Office Details  
 JSA-Property Invest Today  
 0438 402 121



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