



Disability Homes Investments

Strong Yields with the Power to Change Lives



Lot 4 Garland Road, Cessnock NSW 2325

SMSF Ready

High Yield SDA Home

3 Bed plus carer apartment

\$789,400 House & Land 610 m2

App Net Income: \$102,785pa.

13 % Net Yield

Note: Incomes & projected yields are subject to occupancy & type of participants housed

DESCRIPTION

All Platinum Plus Houses come standard with; On-site Overnight Accommodation in a self contained unit for 24hr support; premium ceiling rails; extra large bedrooms with kitchenette and ensuite, solar and battery backup power supply; fully automated doors, windows, blinds, air-conditioning, entertainment systems and communication.

BEDROOMS 3 PLUS CARER

LAND 610 M2

BUILT 225 M2

PRICE \$789,400

Design elements required to meet accessibility standards have been re-imagined so that their intended purpose can be mistaken for an aesthetic rather than functional design choice.

Public Transport: Buses, minutes to shops restaurants , cafes & Hospital just mins away by car.

Plan

The floor plan shows a rectangular building with a single-car garage (3.8 x 6.4) on the right side. The main living area includes a living room (3.2 x 4.5) with an alfresco (4.0 x 1.9) and a dining area (3.4 x 3.4). The kitchen (3.3 x 3.9) is adjacent to the dining area. There are four bedrooms: Bed 1 (3.7 x 3.8), Bed 2 (3.7 x 3.8), Bed 3 (4.3 x 3.8), and Bed 4 (3.5 x 3.8). The plan also features a central entry, a laundry room (L'dry), and several ensuites. The overall dimensions of the building are 30.965m by 15.35m. The plan includes various setbacks: REAR SETBACK (4.125m), FRONT SETBACK (4.560m), and GARAGE SETBACK (5.500m). The plan also shows a W.C. (Water Closet) and a W.M. (Water Main) line.

A 3D rendering of a modern bedroom interior. The room features a large bed with a striped duvet and several pillows. A wooden bedside table holds a vase of yellow flowers and a small lamp. A large window with a black frame provides a view of the outdoors. The room is decorated with a white desk, a large TV mounted on the wall, and three framed pictures on the wall. The ceiling has recessed lighting and a modern pendant light hangs over the bed.



Income

SDA/building	\$118,079
Participant contribution	\$20,460
Total income	\$138,539
App Gross yield	13.54%

Expenses

Property Management fee 8%	\$11,083
Compliance fee 2%	\$2,771
104 hrs support (Gift to SIL)	\$16,500
Yard maintenance	\$1,200
Rates	\$3,000
Insurance	\$1,200
Total expenses	\$35,754

Net income	\$102,785
App Net yield	13.02%

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