Specialist Disability Accommodation Business for Sale Toowoomba

For Sale

Location: **QLD**

Asking: **$2,780,000**

Type: **Accommodation-Other**

NDIS Specialist Disability Accommodation - $221K Net Return | High Physical Support | 20-Year SDA Ag

An opportunity to acquire a purpose-built Specialist Disability Accommodation (SDA) investment located in the growing regional hub of Toowoomba, Queensland.

This offering comprises two modern High Physical Support SDA homes located at 25 & 25A Buckland Street, Harristown. Constructed in 2023, the properties were purpose-designed to meet NDIS High Physical Support (HPS) standards and provide accessible accommodation for participants requiring specialised housing.

Unlike traditional residential property investments, SDA housing operates more like a specialised accommodation business, where income is generated through NDIS SDA funding together with participant rental contributions.

Both homes are currently operating under a 20-year SDA management arrangement (commenced May 2022) and have established participants in place, providing investors exposure to the rapidly expanding disability accommodation sector.

Investment Highlights

* Combined Net Income: approx. $221,479 per annum

* Estimated Yield: approx. 7.96%

* Purpose-built NDIS SDA High Physical Support homes

* Built in 2023 by Silkwood Homes

* 20-year SDA management arrangement with experienced provider

* Enrolled as 3 Resident / HPS / OOA / House configuration

* 3 participant bedrooms + 1 Onsite Overnight Assistance room per home

* Solar system and UPS backup power installed

* Strong demand for High Physical Support SDA housing in Toowoomba

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The authority on selling businesses

For comparison, traditional residential investment properties in Brisbane typically achieve gross rental yields much lower, often before expenses such as management, maintenance and vacancy.

Future Upside

Both homes are designed for up to three SDA participants.

By successfully placing a third resident in one house, this could generate approximately an additional $50,000 per annum in SDA income, increasing total income to approximately $271,000 per annum and representing a potential yield of approximately 9.7% at the current asking price.

Asking Price

$1,390,000 per property

$2,780,000 combined

Enquire now to discover more about this opportunity.

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