



## Ballina, 115 Swift Street

### Rare NDIS Investment in Ballina 20 Year Lease

Be apart of this growing multi billion dollar industry. Brand new, highly sort after 'Robust' approved NDIS Specialist Disability Accommodation. The property contains 2 villas, suitably located for the occupants between Ballina's CBD and the Shopping Centre Precinct near Saunders Sports Ovals.

Constructed to the latest ECO specs, each villa has 2 bedrooms with additional carers facility. Due to the very limited availability of this product especially in popular coastal towns like Ballina, the demand from NDIS approved participants far exceeds supply in the community.

20 year lease to Adapt Housing - ADAPT Housing are an experienced specialist disability housing provider operating in both New South Wales and Queensland.

Gross return on this investment is \$155,208.00 per annum. Also there is the added

6

4

2

**For Sale**  
\$2,200,000

**View**  
By Appointment

**Contact**  
**Dean Shay**  
0404 442 696  
deanshay@ljhooker.com.au



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**(02) 6686 2711**



advantage of significant depreciation benefits as well for the investor as this is a new build. Moreover, there is the capital growth factor experienced in flourishing regional coastal towns like Ballina, which is categorised as an emerging regional centre.

As the owner, you are not only achieving a great return on your investment you are also a socially-conscious investor providing a housing solution for members of our community to allow them to live more independently and more safely.

A wonderful opportunity for the savvy investor in the thriving coast town of Ballina.

For further details contact Dean Shay 0404 442 696

## More About this Property

Property ID	1WFSF5A
Property Type	DuplexSemi-detached
Land Area	594.4 m2

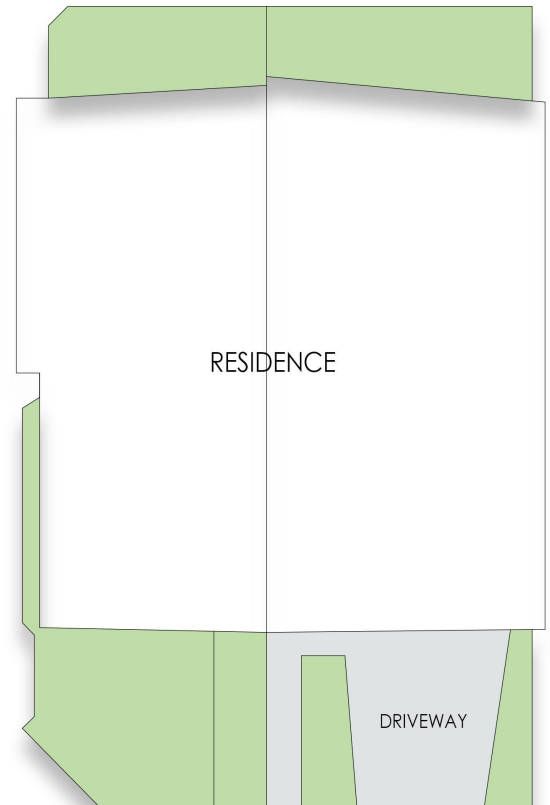
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SITE PLAN NOT TO SCALE

## 115 Swift Street, Ballina

Floor Plan Disclaimer: Media Drive (MD) floor plans / site plans are intended as an approximate guide only. No representations or warranties of any nature are given or intended and any person using this information other than as a guide should always rely on their own enquiries. Media Drive property marketing services / 5413079554 / Photography, Floor plans, Video, Aerial photography / www.mediadrive.com.au



### APPROXIMATE AREAS

INTERNAL FLOOR SPACE - 244m<sup>2</sup>

EXTERNAL FLOOR SPACE - 20m<sup>2</sup>

CARPORT - 45m<sup>2</sup>



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