




15 Forbes Place, Leumeah

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## PERFECT INVESTMENT!!!

Positioned in the convenient suburb of Leumeah, this three-bedroom home offers an exceptional opportunity for investors. Set on a generous block, the property is currently tenanted with a week-to-week lease, ensuring immediate rental income while also providing the flexibility for future plans.

What makes this property stand out is the existing approval for a robust SDA under the NDIS, opening the door for a strong long-term investment in the supported accommodation market. With demand for quality SDA properties continuing to grow, this approval adds significant value and future potential.

What it means with this approval once you knock down the current dwelling & build the SDA approved homes you can unlock an income of over \$200,000 per annum.

Whether you choose to continue with the current tenancy or unlock its approved NDIS potential, this property is a smart investment with plenty of upside.

Disclaimer: Whilst every effort is taken to ensure accuracy of this listing, we accept no responsibility for errors or omissions. We encourage you to seek your own independent legal and / or financial

**FOR SALE**  
Expressions Of Interest

**AGENTS**  
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**AGENCY**  
LJ Hooker United Group  
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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.

 **LJ Hooker**

advice prior to making any commitment or decision.

## MORE DETAILS

Property ID 6EJ1T  
Property Type House  
Land Area 563 m2

**Mitchell Crawford 0421 504 007**

Principal | [mitchell@ljhuntedgroup.com.au](mailto:mitchell@ljhuntedgroup.com.au)

**Brooke Fulton**

Sales Assistant | [brooke@ljhuntedgroup.com.au](mailto:brooke@ljhuntedgroup.com.au)

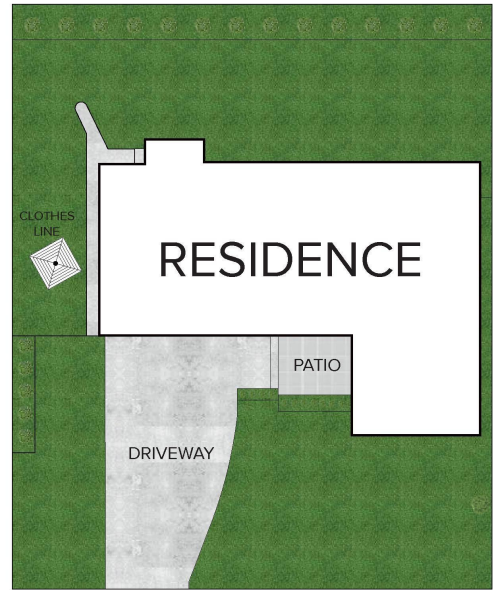
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SITE PLAN

## 15 Forbes Place, Leumeah, NSW, 2560

Disclaimer: Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies and should not be used as reference. Sizes and dimensions are approximate only. Interested parties should make their own enquiries. Floor plan by : Flex Media

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