



325/45 Manchester Drive, Schofields

EXCEPTIONAL NDIS INVESTMENT POTENTIAL - ESTIMATED RENTAL RETURN OF \$680 PER WEEK, WITH POTENTIAL FOR HIGHER RETURNS THROUGH AN NDIS PROVIDER*

PERFECT FOR SMSF - BUY NOW!!!

Braedy Milledge from LJ Hooker Schofields is proud to present this thoughtfully designed accessible apartment, offering an exceptional opportunity for investors looking to capitalise on the growing demand for specialised accommodation and the strong potential of the NDIS investment market. Featuring wider doorways, a wheelchair-accessible bathroom, an accessible kitchen, lower-positioned light switches, raised power points, ceiling-mounted power points for specialised equipment, step-free access throughout, and generous circulation space to accommodate a range of mobility needs, this

2 2 1

FOR SALE

\$570,000-\$600,000 | NDIS
INVESTMENT POTENTIAL

VIEW

Sat 15th Aug @ 11:05AM - 11:25AM

AGENTS

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AGENCY

LJ Hooker Schofields | Riverstone
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Interested parties must rely solely on their own enquiries.



residence has been carefully designed to promote comfort, functionality, and independent living. With quality accessible housing continuing to experience high demand, this apartment presents an outstanding opportunity to secure a future-focused investment with potential to cater to NDIS participants, subject to purchasers undertaking their own due diligence regarding eligibility, approvals, and intended use.

Key features of this property include:

- Spacious open-plan living and dining area designed to maximise natural light and -accessibility
- Modern accessible kitchen featuring quality appliances, ample storage and generous bench space
- Master bedroom complete with built-in wardrobe and oversized wheelchair-accessible ensuite
- Second generously proportioned bedroom with built-in wardrobe
- Contemporary bathrooms with floor-to-ceiling tiling, oversized showers and accessibility-focused design
- Wider doorways and step-free layout throughout for enhanced mobility
- Lower-positioned light switches and raised power points for improved accessibility
- Ceiling-mounted power points designed to accommodate specialised equipment
- Concealed European-style laundry with included dryer
- Ducted air conditioning providing year-round comfort
- Spacious balcony ideal for entertaining, relaxing or enjoying the peaceful surroundings
- Attractive outlook over the beautifully maintained communal gardens
- Secure basement car space with storage cage conveniently located near the lift
- Secure building with intercom access, CCTV surveillance and lift access
- Outstanding investment opportunity with strong NDIS accommodation potential, subject to purchasers undertaking their own due diligence regarding eligibility, approvals and intended use

Location Highlights:

- WALK to Glory Park (74m approx)
- WALK to Schofields Station (1.1km approx)
- WALK to Schofields Village Shops (1.3km approx)
- 3.8km approx to Tallawong Metro
- 4.1km approx to Riverstone Station
- 4.6km approx to The Ponds Shopping Centre
- 5.3km approx to TAFE NSW - Nirimba
- 5.5km approx to Rouse Hill Town Centre
- 5.6km approx to the future Rouse Hill Hospital
- 6.5km approx to Costco, IKEA, Aldi, Bunnings and more shops

Schools & Education:

- 1.2km approx to St Joseph's Primary School
- 1.9km approx to Galungara Public School
- 2km approx to St John Paul II Catholic College
- 4km approx to Riverstone High School

This is your opportunity to embrace a lifestyle of convenience and modern comfort. Contact Braedy Milledge today to explore this fantastic property.

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own investigations and inquiries. Higher rental returns are indicative only and may be achievable through an NDIS provider or specialised accommodation arrangement. Prospective purchasers should undertake their own due diligence regarding eligibility, approvals, rental income and any applicable NDIS requirements. All images are indicative of the property only.

MORE DETAILS

Property ID	543HXY
Property Type	Apartment
Including	Ensuite
	Toilets (2)

Braedy Milledge 0404 160 447

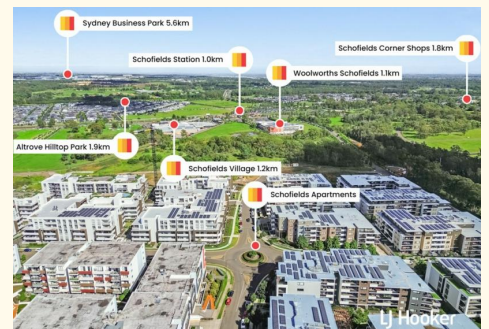
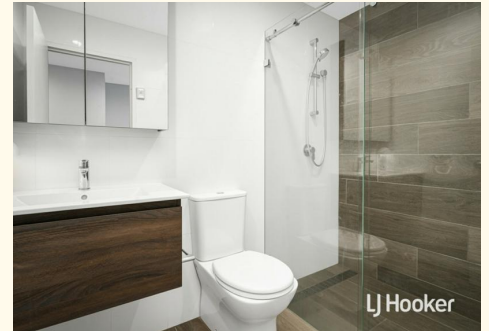
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Disclaimer: Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies and should not be used as reference. Sizes and dimensions are approximate only.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

