



30 Eucalyptus Way, Yalyalup




## Premium SDA Investment — High Physical Support | Dual Income Potential

Purpose-built to meet High Physical Support SDA requirements, this exceptional residence has been thoughtfully designed to deliver outstanding accessibility, safety, and independence—without compromising on comfort, style, or long-term investment appeal.

Every detail has been carefully considered, with zero-threshold entries throughout and extra-wide 1200mm doorways ensuring seamless mobility across all living spaces. The intelligent 3 x 3 layout is ideally suited to supported living, featuring two fully accessible, zero-entry bathrooms designed for ease, dignity, and functionality.

Each of the three bedrooms has been designed as a private, self-contained retreat, complete with its own kitchenette, microwave, and refrigerator—supporting both independence and flexible care arrangements. Two bedrooms offer both internal and external access and are independently keyed, providing enhanced versatility for varying support needs.

Adding further value, the property offers dual occupancy capability,

3  3  2 

### FOR SALE

Offers From \$1,050,000

### VIEW

By Appointment

### AGENTS

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allowing for a private able-bodied tenant alongside SDA participants- an attractive feature for investors seeking diversified income streams and adaptable living configurations.

The central kitchen is well-appointed with quality appliances including a dishwasher and microwave, catering effortlessly to shared living environments.

Features include:

- High Physical Support SDA compliant design
- Zero-threshold access throughout
- Extra-wide 1200mm doorways for full accessibility
- bedroom, 3-bathroom intelligent layout
- Two fully accessible, zero-entry bathrooms
- Private bedroom retreats with individual kitchenettes
- Dual occupancy flexibility for diversified rental income
- Vinyl plank flooring, roller blinds & 5mm laminated safety glass
- Separate internal and external keying for flexible occupancy

Additional specialist inclusions:

- UPS battery backup servicing two bedrooms
- Structural provisions for ceiling hoists (up to 250kg) in two rooms
- wiring to all entry doors for future automation upgrades
- Fully landscaped, reticulated, low-maintenance gardens
- Complete internal painting package

This is a premium SDA opportunity, purpose-built for high physical support living, combining functional design, future-ready adaptability, and quality finishes-while delivering strong investment fundamentals through flexible tenancy options.

The flexible layout and thoughtful design also make this home ideally suited to a couple living with disabilities who may require live-in care, offering both independence and practical shared living functionality.

Enquire today to secure a high-performing, future-focused SDA asset.

## MORE DETAILS

Property ID	1ATFHND
Property Type	House
Land Area	524 m2

**Karen Kemp 0417 178 098**

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