

# 175 HIGH STREET WAUCHOPE - INCOME + DEVELOPMENT READY

175 High Street, Wauchope NSW 2446, Wauchope, NSW 2446 Address SDA HOME INDEPENDENT LIVING OPTION Property Type SHORT TERM ACCOMMODATION MID TERM ACCOMMODATION Stay Type Bedrooms 12 **Bathrooms** 8 Parking Spaces 4 Availability Available Now Property Size Not specified Year Built Not specified Paradise and Paradise Care Provider

## **PROPERTY DESCRIPTION**

# **Prime Development Opportunity with Immediate Income**

175 High Street, Wauchope NSW 2446

Price Guide: \$1,200,000 - \$1,300,000

## ? Property Overview

Land Size: Approximately 1,328 m<sup>2</sup>

Existing Dwelling: Renovated 3-bedroom weatherboard home with sunroom and single carport

Current Tenancy: Leased, providing immediate rental income

Development Approval: DA approved for 3 separate Torrens Title villas

SDA Certification: Each proposed villa is NDIS design certified as fully accessible Specialist Disability Accommodation (SDA)

Construction-Ready: Approved DA, subdivision works certificate, and NDIS design certifications in place

### ?? Development Potential

This property offers a unique opportunity to capitalize on the growing demand for accessible housing:

Approved Plans: Three 2-bedroom villas, each with an office and single garage

Investment Strategy: Build and lease under the NDIS SDA program for high returns or sell the dwellings individually

Government Incentives: Potential rental income exceeding \$56,000 per annum per villa under current NDIS rates

Market Demand: Shortage of SDA-compliant housing in regional NSW and the Mid-North Coast

#### ? Prime Location

Situated in the heart of Wauchope, this property offers convenience and accessibility:

Port Macquarie City: Approximately 20-minute drive (20.6 km)

Port Macquarie Airport: Approximately 24-minute drive (22.7 km)

Wauchope District Memorial Hospital: 2-minute drive (1.3 km)

Cruise Holiday Essentials Shopping: 4-minute walk (300 m)

Wauchope Public School: 3-minute drive (1.6 km)

### ? Investment Highlights

Immediate Income: Existing tenancy provides rental income during development phase

**High Demand:** Shortage of SDA-compliant housing in regional NSW and the Mid-North Coast

Strategic Advantage: All major approvals and certifications secured, reducing development lead time

Flexible Exit Strategy: Option to sell villas individually or retain for long-term rental income

## ? Contact Information

For further details, approved plans, or to arrange a private inspection, please contact:

Don't miss this exceptional opportunity to invest in a property that combines immediate income with significant development potential in a sought-after location.

## **KEY FEATURES**

Wheelchair Accessible

Accessible Features

Emergency Power Backup

Ensuite

Study

Doorway Widths > 950mm

Dishwasher

Built-in Wardrobes

Broadband internet available

Outdoor Area

Furnished

## **CONTACT INFORMATION**



Paradise and Paradise Care

Provider

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