



175 HIGH STREET WAUCHOPE – INCOME + DEVELOPMENT READY

Address 175 High Street, Wauchope NSW 2446, Wauchope, NSW 2446

Property Type

SDA HOME

INDEPENDENT LIVING OPTION

Stay Type

SHORT TERM ACCOMMODATION

MID TERM ACCOMMODATION

Bedrooms 12

Bathrooms 8

Parking Spaces 4

Availability Available Now

Property Size Not specified

Year Built Not specified

Provider



Paradise and Paradise Care

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 m²

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

Provider



Paradise and Paradise Care

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