



RETHINK® | INVESTING

2 Chopin Street

Rockville, QLD



Offer is a newly constructed, purpose-built Specialist Disability Accommodation (SDA) property in 2 Chopin Street Rockville. A secure 20-year lease structure (10+5+5) and falls under the premium SDA design category of High Physical Support, complete with fire sprinklers for added safety.

Situated on a generous 3,075m² land parcel, the property features a total building area of 814.4m² and comprises four separate two-bedroom homes, ensuring diversified income potential. The development has been thoughtfully designed to enhance livability, with spacious kitchens, sensory gardens, and full compliance with all SDA requirements.

Key Information

Investment Type	Medical
Purchase Price	\$1,500,000
Net Yield	6.0%

Key Highlights

- Brand new, purpose-built specialist disability accommodation
- Secure 20-year lease structure (10+5+5)
- Premium SDA design category: High Physical Support with fire sprinklers
- Generous 3,075m² land parcel with 814.4m² total building area
- Four separate 2-bedroom houses providing diversified income
- Thoughtful design including spacious kitchens, sensory gardens
- Fully compliant with SDA requirements
- Completed construction with individual titles coming in October 2024
- Built-in rental growth with CPI increases and NDIS price reviews
- Ample on-site parking with 11 designated spaces
- Environmentally conscious features including solar panels and water tanks

Background Information

How old is the asset?	0
Vendors reason for selling?	Cashing Out
How many days the property has been on the market with the selling agents?	Not specified
Is the property strata titled?	Yes
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	0 None
How long have they been in business overall?	0 None
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

Location Information

Located in Rockville, a growing suburb in the Toowoomba region of Queensland, this property benefits from its position in one of Australia's thriving regional centres. Toowoomba, known as the 'Garden City', offers a perfect blend of urban amenities and country living, with excellent infrastructure, healthcare facilities, and educational institutions.

The region has seen consistent growth and development, making it an attractive location for property investment. Its diverse economy, supported by healthcare, education, agriculture, and manufacturing sectors, provides a stable foundation for long-term investment prospects.

Tenant Information

Financial Overview

Head lease terms:

- 10 years x 5 years x 5 years, CPI
- increases, and 5-year NDIS price
- review increase applied

Total Land size: 3,075m2

total build area: 814.4m2

Rental Comparison

Nil

Special Conditions

Nil

Offer to Purchase

Offer to Purchase	\$1,500,000
Initial Deposit	20000
Due Diligence	28
Finance Days	28
Settlement	21

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