

4 Berry Street

Wilsonton, QLD



Offer is an investment opportunity at 4 Berry Street, Wilsonton QLD 4350—this brand-new, purpose-built Specialist Disability Accommodation (SDA) property is designed to High Physical Support standards and includes fire sprinklers for enhanced safety.

Located in Toowoomba, one of Queensland’s fastest-growing regional hubs, the property benefits from strong local infrastructure, healthcare services, and a supportive community, making it an ideal setting for supported living. With a secure head lease structure of 10 years plus two 5-year options, CPI-linked annual increases, and 5-year NDIS price review adjustments, this asset offers long-term income stability and strong growth potential in a thriving regional mark

Key Information

Investment Type	Medical
Purchase Price	\$2,000,000
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 2,074m² land parcel with 680m² total building area
- Thoughtful design 2 x 2 Bedroom High Physical Support Houses
- Overnight assist carers room

- 2 x 1 Bedroom High Physical Support Villas
- Fully compliant with SDA requirements
- Completed construction with individual titles coming in June 2025
- Environmentally conscious features including solar panels and water tanks

Background Information

How old is the asset?	Not specified
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?	No
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	Not specified None
How long have they been in business overall?	Not specified None
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

Location Information

The portfolio is spread across the Toowoomba region of Queensland, with properties located in Rockville, Toowoomba, and Wilsonton. This region offers a perfect balance of urban amenities and country charm, situated approximately 125km west of Brisbane.

Toowoomba is Queensland's largest inland city and serves as a major regional hub for health services, education, and retail. The area boasts excellent infrastructure, multiple hospitals, and educational institutions, making it an ideal location for specialist disability accommodation.

The region enjoys steady population growth and development, supporting demand for specialized accommodation services. With its elevation providing cooler temperatures than coastal Queensland, the area offers a comfortable living environment year-round.

Tenant Information

Financial Overview

- 10-year head lease with 5+5 year options, providing potential for a 20-year secure income stream
- 5-year NDIS price review increases provide additional periodic adjustments to reflect market conditions
- Property portfolio spans various sizes with total build areas from 460m² to 1,170m², offering diverse investment price points
- Several properties are already completed or nearing completion, with others under development until June 2025

Rental Comparison

Nil

Special Conditions

Nil

Offer to Purchase

Offer to Purchase	\$2,000,000
Initial Deposit	50000
Due Diligence	28
Finance Days	28
Settlement	21

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