



NDIS PROPERTY AUSTRALIA
disability housing specialists

The Hoxton

6 Gillespie St,
Liverpool, NSW 2170



Project Details

- 7 SDA + 1 OOA Units in a complex of 303 Luxury Apartments over 3 Buildings
- 3 Bedroom / 2 Bathroom
- Rental Yield - up to 15% net pa
- Located near a thriving public transport hub and road network
- Conveniently close to shops, parks, hospitals and educational institutions
- SIL Provider: [Home Caring](#)
- SDA Provider: [Soteria](#)

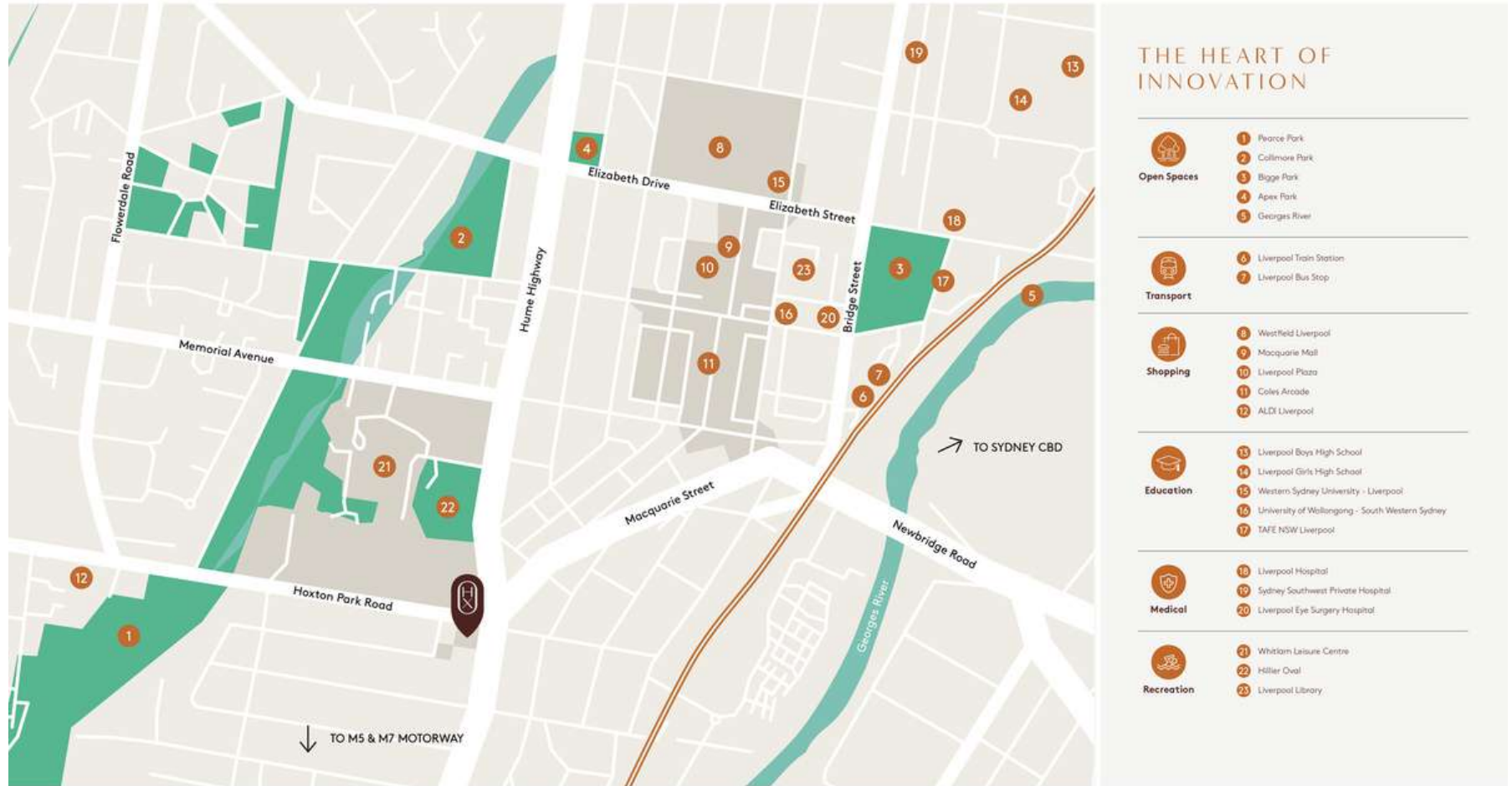
Purchase Details*

- Initial EOI Deposit - \$1,000
- Contract issued on approval of EOI
- 10% deposit due 21 days from unconditional
- Balance due on completion
- Completion estimated Oct/Nov 2022
- Settlement Dec 2022/Jan 2023



* Purchase price is subject to change should the vendor find participant/s to tenant the apartment

Location



Suburb Profile

Liverpool is set to become Sydney's third largest CBD and is forecast for rapid population growth thanks to major infrastructure investment going into the Sydney Metro Southwest, the Western Sydney Airport and Aerotropolis Precinct and the Liverpool Innovation Precinct.

With a thriving transport and road network hub and 50 minutes by train from Sydney's CBD, Liverpool offers an ideal work/life balance.

Liverpool has a young profile with 40% of residents under 35 years of age.

The area has more than 250 parks and green spaces and also boasts the Holsworthy Aquatic Centre and the Whitlam Leisure Centre.

Nine public and private schools are in Liverpool along with TAFE, Western Sydney University and the University of Wollongong campuses

Who Lives In LIVERPOOL

Median Age: 34 Owned: 41%
Families: 50% Single: 50%



SDA Demand for SYDNEY - SOUTH WEST as of 30 June 2022

- 207 Participants with SDA Funding
- 153 Participants in SDA Dwelling (many of whom are residing in 41 Legacy and Existing Dwellings*)
- 70 Participants actively seeking a dwelling
- 56 New Build SDA dwellings to house a maximum of 103 residents

* Existing and Legacy stock to gradually be phased out over the coming years.

Floor Plan











