



CALL 1300 452 732

## 22 Presentation Drive Winter Valley

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Enjoy privacy and independence in this new villa located in quiet Winter Valley on the fringe of Ballarat.

The villa is one of four units in the complex, featuring a spacious master bedroom with built-in robe, second room, open plan lounge through to private courtyard, sleek galley kitchen, central accessible bathroom, and European laundry.

A two-way communication system enables contact with on-site support workers (subject to funding) in the event of an emergency or unplanned support needs. The villa has structural provision for ceiling hoists and is ready for assistive technology installation.

This independent-living complex is close to shopping, cafés, healthcare, recreation, and transport.

### PROPERTY INFORMATION

**Eligibility:** NDIS participant eligible for SDA funding

**Property type:** Villa

**Inspect:** Personal walkthrough by appointment

**SDA funding required:** \$41,000 per annum minimum

**Rent:** \$227 per week (approx.)

**SDA design standard:** High Physical Support

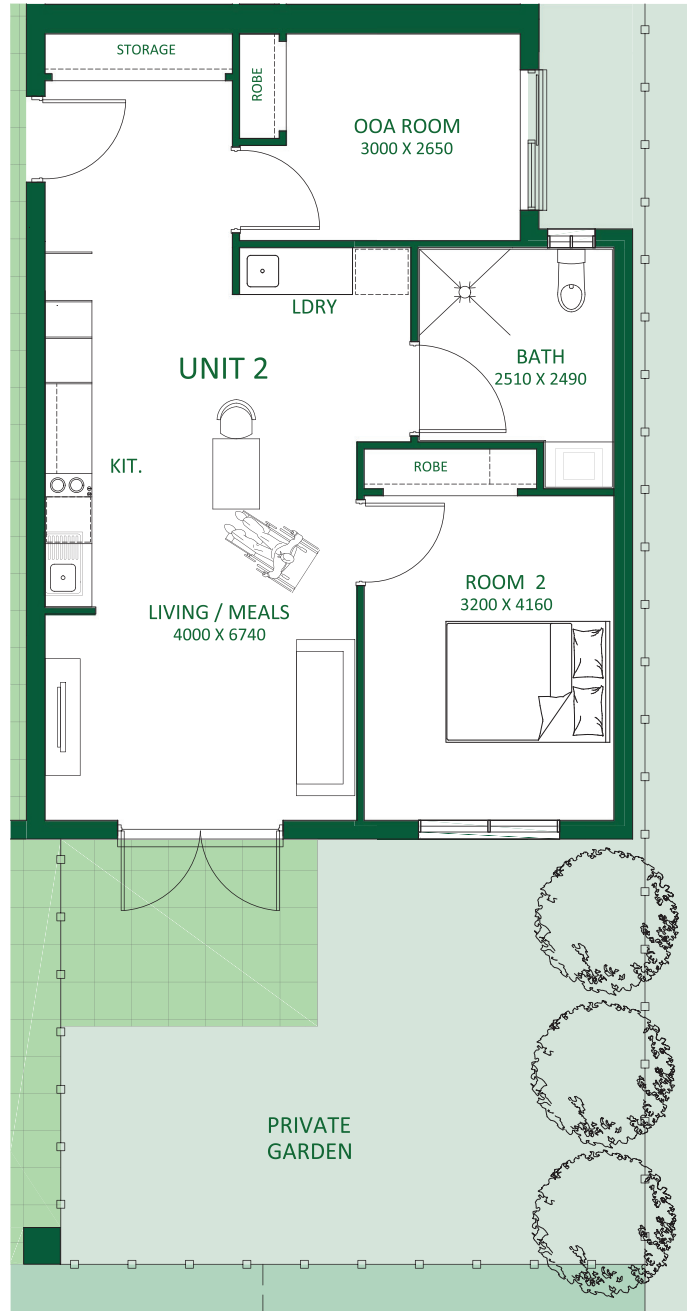
**Shared on-site support:** Yes

### PROPERTY FEATURES

- › Secure entry
- › Open plan living, kitchen and meals area
- › Provision for hoist and assistive technology
- › Split system heating and cooling
- › Well-appointed kitchen
- › Master SDA bedroom with built in robe
- › Second generous-sized room
- › Bright and open courtyard
- › 2-hour back-up power supply.

## FLOORPLAN

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\*Floor plan may vary slightly for each villa.

## LOCAL INFORMATION

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Winter Valley is a new suburb set in a semi-rural location.

Ballarat town centre, shopping, transport hub, hospital, lake and parks are located within 7 km of the property.

Other great destinations in the area include Sovereign Hill, Art Gallery of Ballarat and Kryal Castle.

A retail village will soon be built very close to the property.

