



CALL 1300 452 732

# 1140 Norman St, Wendouree

The site includes a three bedroom house and a one bedroom villa. Each tenant will have:

1  1  1 

The project features High Physical Support builds with Onsite Overnight Assistance available to all three tenants brought to you in partnership with Cerebral Palsy Support Network.

The villa is designed to maximise privacy and independent living, while the shared house provides a more protective environment with 24-hour intensive staffing supports. Featuring custom-designed kitchen and laundry facilities, an outdoor entertainment space, and accessible paths across the site, including garden areas.

Other features include home automation and advanced communications technology, customisation for aids and equipment such as rails, emergency power supply, and a separate self-contained space for on-site support workers.



## PROPERTY INFORMATION

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

**Property type:** Shared house and villa

**Inspect:** Personal walkthrough by appointment

**SDA funding required:** \$59,000 - \$64,000 per annum minimum

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

**SDA design standard:** High Physical Support

**Shared on-site support:** Yes

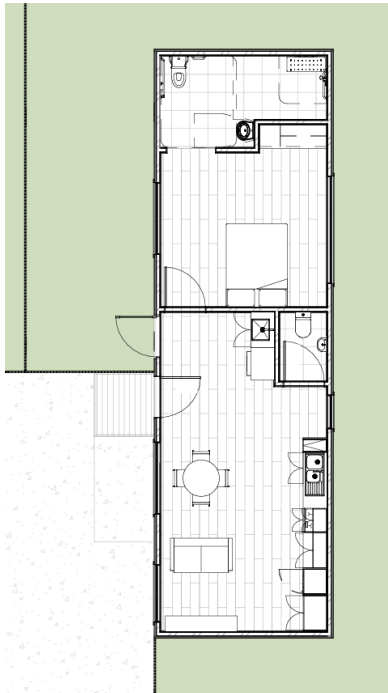
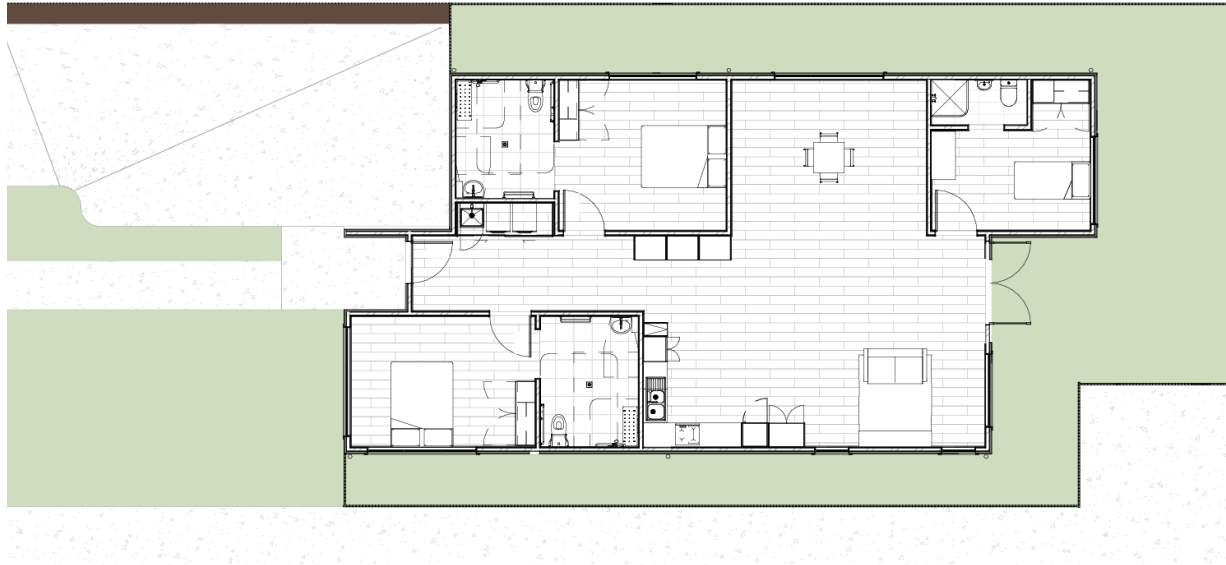
**Onsite Overnight Assistance:** Yes

## PROPERTY FEATURES

- › Designed to maximise independent living
- › Shared environment in house suitable for people with high support needs
- › On-site support available for single resident villa
- › Prefabricated construction, technology-ready
- › Located in the heart of Ballarat close to Lake Wendouree's recreation opportunities.
- › Easy access to public transport

## FLOORPLAN

---



**Overnight On-site Support will be provided by the Cerebral Palsy Support Network.**

A specialist NDIS provider working with people with Cerebral Palsy and other like conditions.

## LOCAL INFORMATION

---

The property is located in the suburb of Wendouree and is just 4km from Ballarat town centre. Local and department shopping, the transport hub, hospital, lake and parks are all also located within 5km.

Grocery stores, local medical centres, eateries, Wendouree Neighbourhood House and gyms are all within walking or short drive distance.

