



CALL 1300 452 732

251 Albert Street, Sebastopol

This SDA project has a three bedroom shared house and an onsite carers room. Each tenant will have their own bedroom, separate en-suite bathroom, and car space.

This shared house has provision for 24-hour on-site support, including 1:1 care for more personalised assistance, with backup support available as needed. The shared house is designed to maximise privacy and independent living, and provides a protective environment with option for 24-hour intensive staffing supports.

Featuring custom-designed kitchen and laundry facilities, a covered outdoor entertainment space, and accessible paths across 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

Inspect: Personal walkthrough by appointment

SDA funding required: \$43,600 per annum minimum

Rent: 25% of Disability Support Pension plus Commonwealth Rental Assistance

SDA design standard: High Physical Support

Shared on-site support: Yes

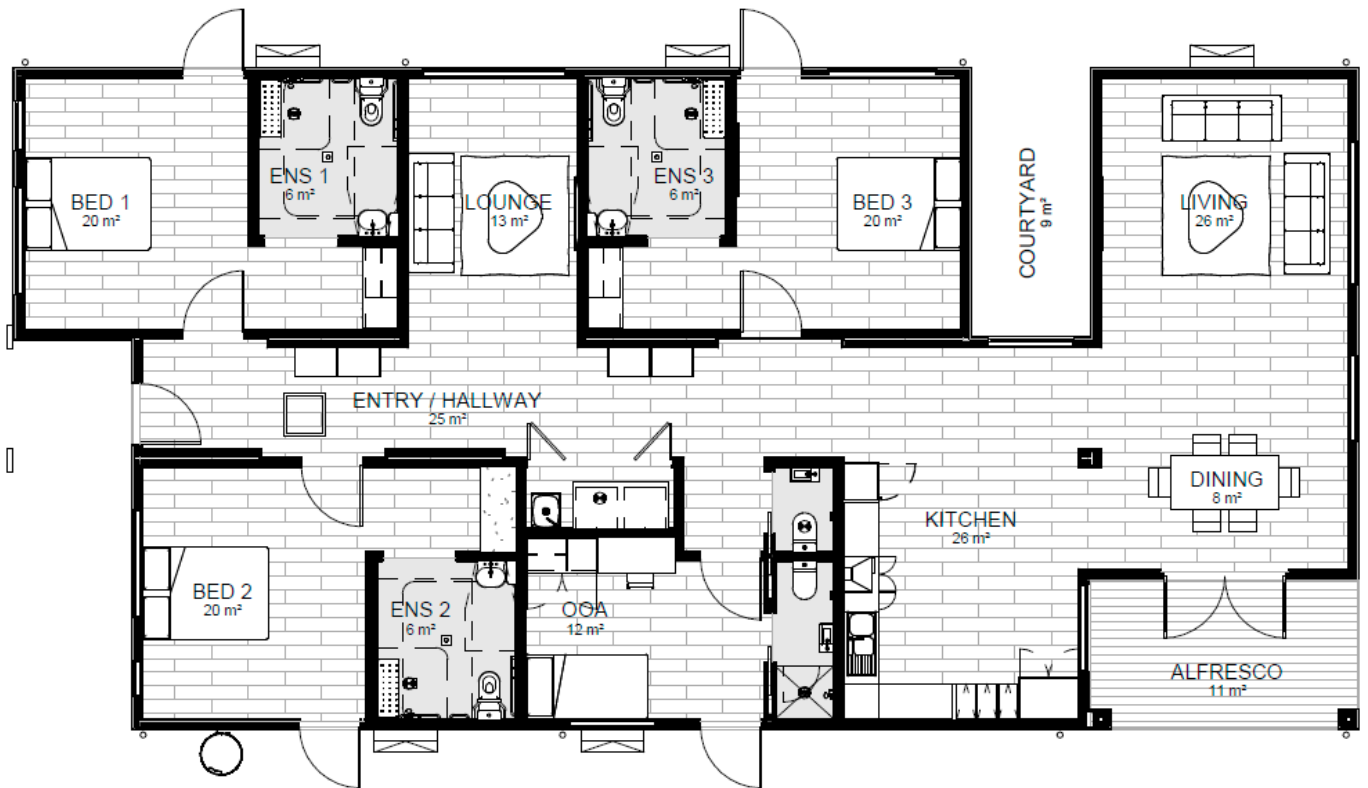
Onsite Overnight Assistance: Yes

Onsite provider: CareChoice

PROPERTY FEATURES

- › SDA bedrooms with built-in robes
- › Private ensuite
- › Open-plan living, kitchen and meals area
- › Covered outdoor entertainment area
- › Split system heating and cooling
- › Well-appointed kitchen
- › Provision for hoist and assistive technology
- › 2-hour backup power supply

FLOORPLAN



LOCAL INFORMATION

Conveniently located in Sebastopol, this property is just 500m from Coles Supermarket and 400m from local bus stops. The Sebastopol Bowling Club is only 300m away, with the Ballarat Sebastopol BMX Club and Marty Busch Reserve Playground within 600m.

Essential amenities such as Sebastopol Medical Centre (1.5 km) and St John of God Ballarat Hospital (6.2 km) are easily accessible. Education is nearby with Sebastopol Primary School (1.9 km) and Phoenix P-12 Community College (3.2 km). Community facilities like the Sebastopol Library Hub and Ballarat Neighbourhood Centre are within a short drive, enhancing the appeal of this well-situated property.

