



CALL 1300 452 732

32 Kent Street, Sebastopol

This SDA project features a three-bedroom shared house with an onsite carer's room.

Each tenant will have:

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This thoughtfully designed shared home offers 24-hour on-site support, including personalised 1:1 support and additional backup as needed. The layout promotes privacy and independence within a secure, supportive environment, featuring options for tailored intensive staffing support.

The property boasts custom kitchen and laundry facilities, a spacious outdoor entertainment area, and accessible pathways, enhanced by landscaped gardens.

Additional features include smart home automation, advanced communication technology, and bespoke accommodations for mobility aids like rails. It has an emergency power supply and a separate, self-contained space for support workers, ensuring comfort and convenience for all residents.

PROPERTY INFORMATION

Eligibility: NDIS participants eligible for SDA funding

Property type: Shared house

Inspect: Personal walkthrough by appointment

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

Rent: \$493.78 per fortnight

SDA design standard: High Physical Support

SIL Support Provided: Yes

PROPERTY FEATURES

- › SDA bedrooms with built-in robes
- › Private ensuite
- › Open-plan living, kitchen and meals
- › 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

This property is ideally located in the highly sought-after suburb of Sebastopol, offering an unbeatable combination of convenience and accessibility. Just a short walk away, you'll find Coles Supermarket and local bus stops, while the Sebastopol Bowling Club is a mere 300 metres from your front door.

For healthcare, the Sebastopol Medical Centre is only 1.5 km away, with St John of God Ballarat Hospital a short 6.2 km drive. Residents will appreciate the close proximity to key community hubs, including the Sebastopol Library Hub and Ballarat Neighbourhood Centre, offering a wealth of local resources.

For those who enjoy outdoor activities, the Ballarat Sebastopol BMX Club and Marty Busch Reserve Playground are nearby, and local schools are also within easy reach. This property truly offers a lifestyle of convenience in a well-connected, family-friendly location.

