



CALL 1300 452 732

# 13 Kinnon Avenue, Belmont

This SDA project has a three bedroom shared house and an onsite carers room.

Each tenant will have:

1  1  1 

This exceptional shared residence offers the perfect blend of comfort and support, with 24-hour on-site assistance, including personalised 1:1 support and extra backup as needed. The home maximises privacy and independence within a safe, secure environment, with options for intensive 24-hour staffing support.

The property features custom-designed kitchen and laundry facilities, a covered outdoor entertainment space, and accessible pathways, highlighted by landscaped gardens.

Additional highlights include smart home automation, advanced communication systems, and tailored accommodations for mobility aids like handrails. It includes an emergency power supply and a separate, self-contained space for support staff, ensuring seamless functionality and peace of mind.

## PROPERTY INFORMATION

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

**Property type:** Shared house

**Inspect:** Personal walkthrough by appointment

**SDA funding required:** \$47,000 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 situated to offer both convenience and accessibility. Belmont Village Shopping Centre and the shops along High Street are just a short drive away, while the scenic Barwon River, perfect for leisure time, is only 1 km from your doorstep.

Healthcare services, including Belmont Medical Centre, Kardinia Health and University Hospital Geelong, are all within close proximity, ensuring peace of mind. Community amenities such as Belmont Library and the Barwon Valley Activity Centre are also easily accessible.

With quick access to both Geelong CBD and Waurn Ponds, this location is ideal for those seeking a well-connected, convenient lifestyle.

