



**CALL 1300 452 732**

# 11 Farrer Close, Cranbourne

**Sunny and spacious 3-Bedroom SDA home in Cranbourne – 1 month rent-free!**

**Each tenant will have:**

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Discover the perfect balance of independence and support in this beautifully designed three-bedroom shared SDA home. Available to people with any level of SDA eligibility, this sun-filled residence offers a secure and comfortable living environment tailored for accessibility and privacy. Thoughtfully designed to promote independent living, the home also features a dedicated, self-contained space for on-site support staff ensuring seamless assistance whenever required.

This inviting home features a custom-designed kitchen with abundant storage and double dish drawer, making daily tasks easier and more accessible. The spacious layout extends to a covered outdoor entertainment area, perfect for relaxing or socialising, while landscaped gardens and accessible pathways create a welcoming and functional outdoor space. Smart home automation, solar panels and advanced communication systems enhance everyday convenience, and provisions for mobility aids such as handrails ensure additional support where needed.

To make your move even easier, Guardian Living will provide essential electrical goods, including a TV, fridge, washer and dryer, plus contributions toward move-in costs and furniture.

## PROPERTY INFORMATION

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

**Property type:** Shared house

**Inspect:** Personal walkthrough by appointment

**SDA funding required:** Negotiable

**Rent:** \$493.78 per fortnight

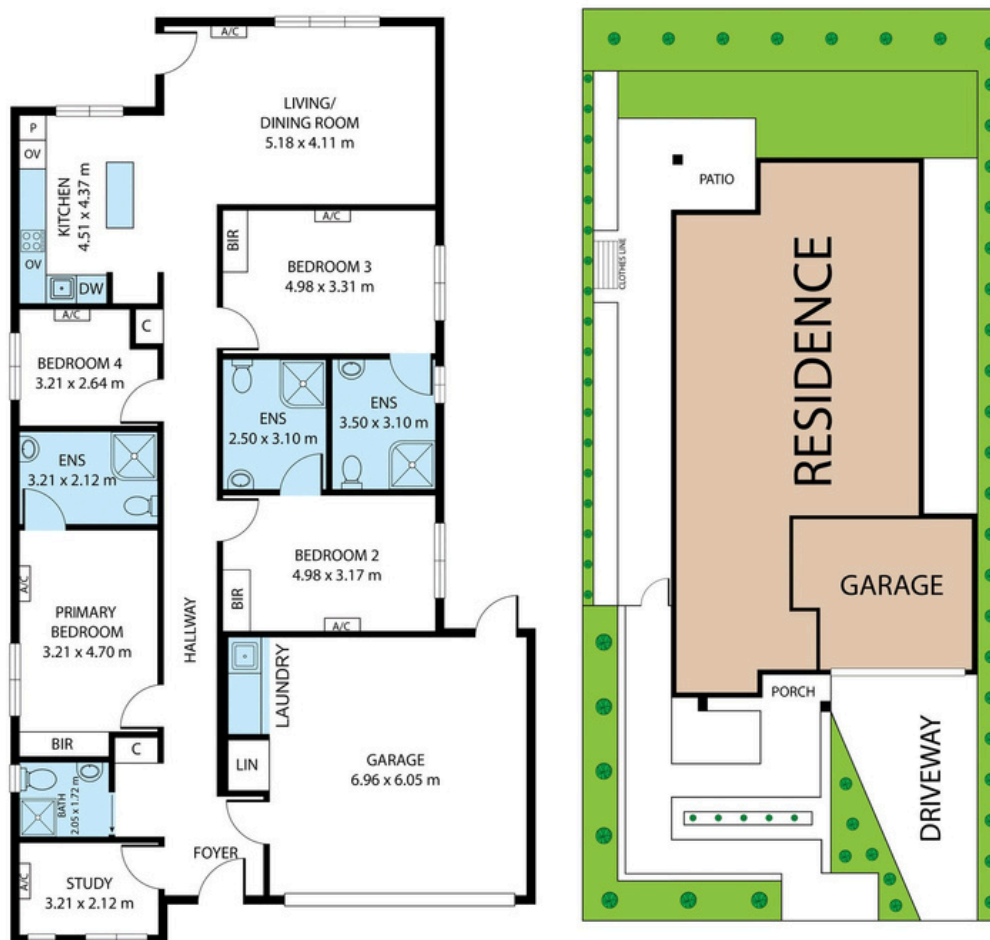
**SDA design standard:** High Physical Support

**SIL Support Provided:** Yes

## PROPERTY FEATURES

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

## FLOORPLAN



## LOCAL INFORMATION

Cranbourne is a family-friendly suburb offering parks, recreational facilities and easy access to schools and shopping centres, making it a convenient place to live. Nearby amenities include the Cranbourne Park Shopping Centre, just 2 km away, which features major retailers like Kmart, Target, Coles and Harris Scarfe. Karingal Hub Shopping Centre, located 15 km northeast in Frankston, offers over 200 stores, a 12-screen Village Cinemas and a Goodlife Health Club.

For outdoor activities, the Royal Botanic Gardens Cranbourne, just 4 km away, showcases Australian native plants and walking trails, while Casey Fields, 3 km from the suburb, offers sports facilities for AFL, cricket and soccer. For transportation, Cranbourne Railway Station, located about 2.5 km away, offers regular train services to Melbourne's CBD, and the Djerring Trail, a 17 km scenic walking and cycling path, runs alongside the Cranbourne and Pakenham railway lines.

