

CALL 1300 452 732

# 59 Gap Road, Sunbury

Modern comfort, effortless living: discover your new villa

Tenant will have:

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This beautifully designed 1-bedroom villa with OOA offers the perfect blend of comfort, independence and accessibility, making it an ideal choice for modern living.

The open-plan layout creates an inviting atmosphere, featuring an accessible bathroom, energy-efficient heating and cooling systems and plenty of natural light throughout. Every detail has been carefully considered to provide a stylish and functional living space that offers both convenience and comfort.

Crafted for easy living, the villa boasts premium finishes and modern appliances. Whether you're relaxing in the bright living area, cooking in the fully equipped kitchen or enjoying the peaceful front yard, this home has been tailored to suit your needs.

To make your move even easier, Guardian Living is offering **one month's rent free**, along with essential appliances including a TV, fridge, washer and dryer. We will also contribute to move-in costs and provide furniture support, ensuring a smooth and hassle-free transition into your new home.

## PROPERTY INFORMATION

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

**Property type:** 3 Villas

**Inspect:** Personal walkthrough by appointment

**SDA funding required:** Negotiable

**Rent:** \$493.78 per fortnight\*

\*indexed every 12 months

**SDA design standard:** High Physical Support

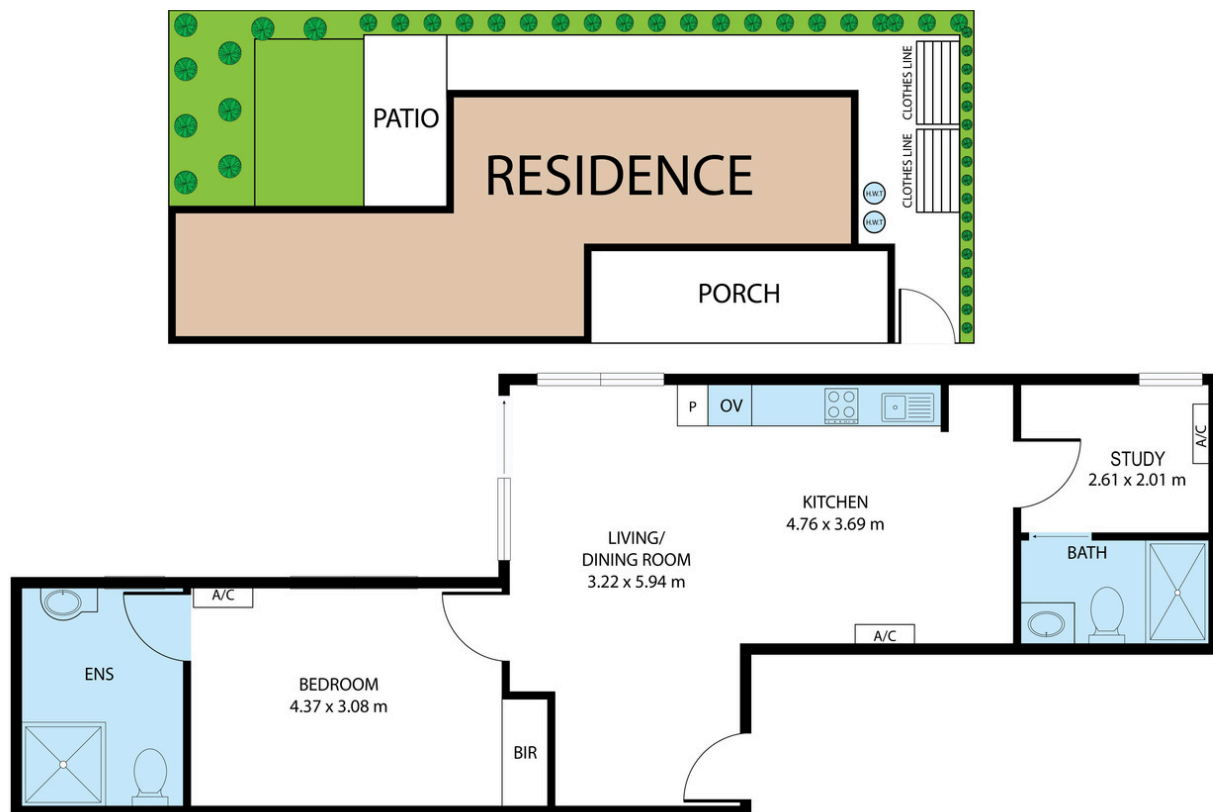
**SIL Support Provided:** Yes

## PROPERTY FEATURES

- › SDA bedrooms with built-in robes
- › High-quality build with premium fixtures and fittings
- › Private courtyard, garage and additional parking
- › Solar panels for energy efficiency
- › Split system heating and cooling
- › Assistive technology such as provision for hoist and 2 hour backup power supply

## FLOORPLAN

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## LOCAL INFORMATION

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Sunbury offers the ideal balance of convenience and tranquillity, making it perfect for individuals seeking a modern, easy-going lifestyle. With quick access to key amenities such as supermarkets, cafes, restaurants and boutique shops, everything you need is close by. The nearby Sunbury Train Station ensures seamless connectivity to the city, while local gyms and recreational facilities provide options for staying active. You'll also find libraries and a range of dining experiences, from casual eateries to fine dining. With all these amenities at your fingertips, Sunbury offers a well-rounded, fulfilling lifestyle in a location that effortlessly blends comfort and accessibility.

