

CALL 1300 452 732

# 11 Saxtons Drive, Moe

**Modern, Independent Living in the Heart of Moe.**

**Each tenant will have:**



These brand new, purpose-built 1 bedroom villas in Moe are designed to offer privacy, accessibility and comfort for NDIS participants with high physical support needs.

Located in a peaceful neighbourhood, they're perfect for people seeking independence with the reassurance of onsite supports.

Each villa features a spacious bedroom with built-in robes, an open-plan living and dining area, and a fully accessible kitchen with quality finishes. Outside, enjoy your own private courtyard—ideal for a morning coffee or visits with friends. Every detail has been considered to make daily living safer and easier. Smart home readiness, provision for hoists, and a two-hour backup power system are included for added peace of mind.

The villas are also fitted with split system heating and cooling, ensuring year-round comfort.

As a welcome gift, Guardian Living is offering **one month rent-free**, along with a fridge, washing machine, dryer and television to help get you set up. We can also assist with moving costs and furniture if needed.

## PROPERTY INFORMATION

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

**Property type:** 1 bedroom 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

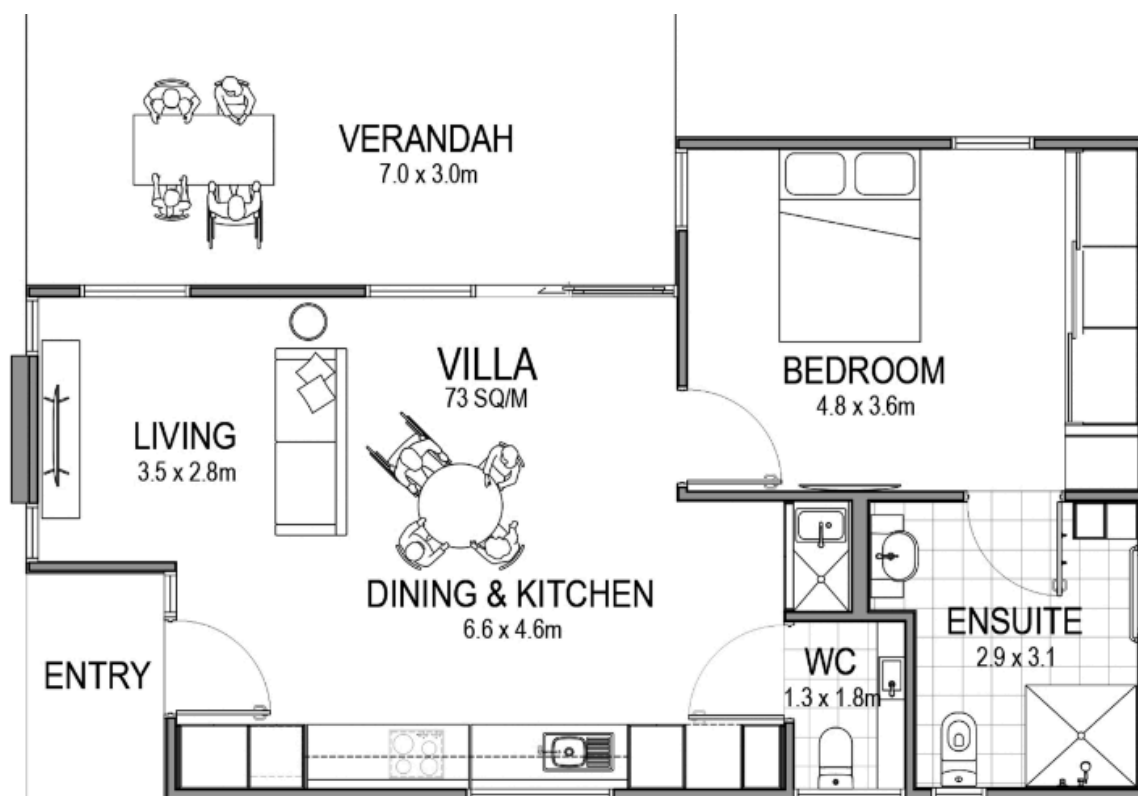
**SIL Support Provided:** Yes

## 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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Ideally located in a quiet pocket of Moe, 11 Saxtons Drive offers easy access to everything you need. Just 1.5 km away, Moe Train Station connects you to the Gippsland line, with direct services to Melbourne and Traralgon.

For your shopping needs, Woolworths and Coles are less than 5 minutes' drive, while the Mid Valley Shopping Centre in Morwell is just 12 km away — home to major retailers, cafes, and Village Cinemas. Healthcare is close at hand, with Moe Medical Centre just 1.7 km away and Latrobe Regional Hospital only 13 km via the Princes Freeway.

Outdoor lovers will enjoy the nearby Moe Botanic Gardens (2.5 km), walking trails along Narracan Creek, and sporting facilities at Ted Summerton Reserve. Whether it's groceries, medical support, or a relaxing day out, everything is right at your doorstep.

