



# 13 Kinnon Avenue Belmont

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## Feel Right at Home in This Supportive Belmont House

This stunning 3-bedroom shared SDA home in Belmont offers the perfect mix of comfort, accessibility and peace of mind for people with High Physical Support needs.

You'll enjoy your own spacious bedroom with built-in robes, a fully accessible kitchen with modern appliances, and open-plan living that's ideal for relaxing or entertaining. The private courtyard offers a sunny, peaceful spot to unwind, while the surrounding neighbourhood provides easy access to shops, medical services and green spaces.

Designed with independence in mind, the home features smart technology, solar panels and a two-hour backup power supply. It's also hoist-ready and equipped for assistive tech

To make your move even easier, Guardian Living is offering one month's rent free, plus a fridge, washer, dryer and TV for each new tenant. Support is also available with moving costs.

## PROPERTY INFORMATION

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

**Property type:** Villa

**Inspect:** Personal walkthrough by appointment

**SDA funding required:** \$41,000 per annum minimum

**Rent:** \$227 per week (approx.)

**SDA design standard:** High Physical Support

**Shared on-site support:** Yes

## PROPERTY FEATURES

- › Secure entry
- › Open plan living, kitchen and meals area
- › Provision for hoist and assistive technology
- › Split system heating and cooling
- › Well-appointed kitchen
- › Master SDA bedroom with built in robe
- › Second generous-sized room
- › Bright and open courtyard
- › 2-hour back-up power supply

# FLOORPLAN



:: FLOOR PLAN

NORTH ➔

# LOCAL INFORMATION

Located in the heart of Belmont, this property offers exceptional access to a range of accessible amenities and services. The nearby Belmont Village Shopping Centre provides a variety of retail options, including supermarkets, cafés, and essential services, all within an accessible environment. For healthcare needs, TLC Medical Centres Belmont is fully wheelchair-accessible and offers ample free parking, including designated accessible spots.

Public transport is conveniently available, with several bus routes servicing the area and stops located within a short walking distance . For outdoor recreation, the Barwon River and surrounding parklands feature accessible walking trails and open green spaces, perfect for relaxation and leisure activities.

