

CALL 1300 452 732

# 59 Gap Road, Sunbury

Where comfort meets convenience!

Each tenant will have:

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This beautifully designed 2-bedroom home (plus OOA) combines comfort, independence and accessibility, making it the ideal choice for modern living. Thoughtfully crafted with spacious open-plan interiors, the home features individual accessible ensuite bathrooms, energy-efficient heating and cooling systems and ample natural light throughout.

The property is designed with accessibility in mind and also ensures a low-maintenance lifestyle, with high-quality finishes and modern appliances throughout. Whether you're relaxing in the bright and airy living room, cooking in the fully equipped accessible kitchen or enjoying the relaxing front yard, every aspect of this home has been tailored to meet your needs.

To make your move even easier, we are offering **one month's rent free**. Guardian Living will gift essential electrical appliances, including a TV, fridge, washer and dryer, along with contributions toward move-in costs and furniture.

EMAIL [info@guardianliving.com.au](mailto:info@guardianliving.com.au)

## 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\*

\*indexed every 12 months\*

**SDA design standard:** High Physical Support

**SIL Support Provided:** Yes

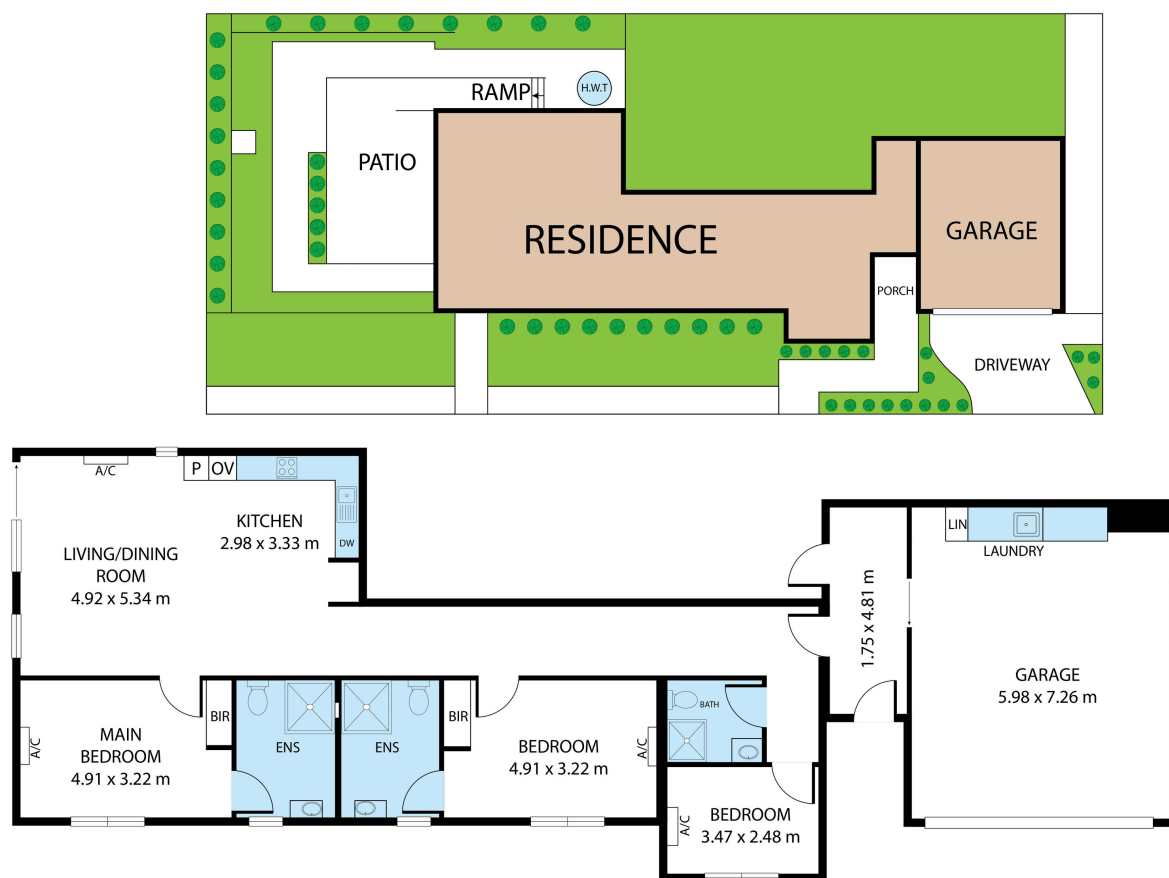
## PROPERTY FEATURES

- › SDA bedrooms with built-in robes
- › High-quality build with premium fixtures and fittings
- › Private courtyard, garage with shared laundry 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

See more: [guardianliving.com.au](https://guardianliving.com.au)

## FLOORPLAN

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## LOCAL INFORMATION

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The property is ideally located near a wide range of accessible amenities. For healthcare, there are several doctors' clinics, including the Sunbury Medical Centre and the Gap Road Medical Centre. Sunbury Central shopping precinct is just a short drive away, featuring supermarkets, specialty stores and cafes for everyday convenience.

The area also boasts plenty of green spaces, with Sunbury Lions Park offering recreational opportunities for all. Public transport is easily accessible, with the Sunbury train station nearby, providing a quick commute to Melbourne's CBD. Gap Road offers a variety of nearby restaurants and dining options, creating a well-rounded and connected lifestyle.

