



CALL 1300 452 732

6 Masters Drive, Winter Valley

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Welcome to this beautifully appointed 2-bedroom SDA home (plus OOA), where contemporary design meets everyday practicality. Thoughtfully built for people with High Physical Support needs, this home provides comfort, accessibility and a strong sense of independence — all within a warm, shared living environment.

Inside, you'll find spacious bedrooms with built-in robes, a modern kitchen and open-plan living area that flows out to a private courtyard. Whether you're preparing a meal, relaxing in your own space or connecting with your housemate, this home offers the flexibility and freedom to live life your way. With smart home technology, hoist-ready features and backup power, every detail is designed to support both ease and peace of mind.

To make your move smoother, Guardian Living is offering one month rent-free, plus a fridge, washer, dryer and TV — and we can also help with moving costs and furniture.

PROPERTY INFORMATION

Eligibility: NDIS participant eligible for SDA funding

Property type: Shared house

Inspect: Personal walkthrough by appointment

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

Rent: \$492.92 per fortnight (indexed annually)

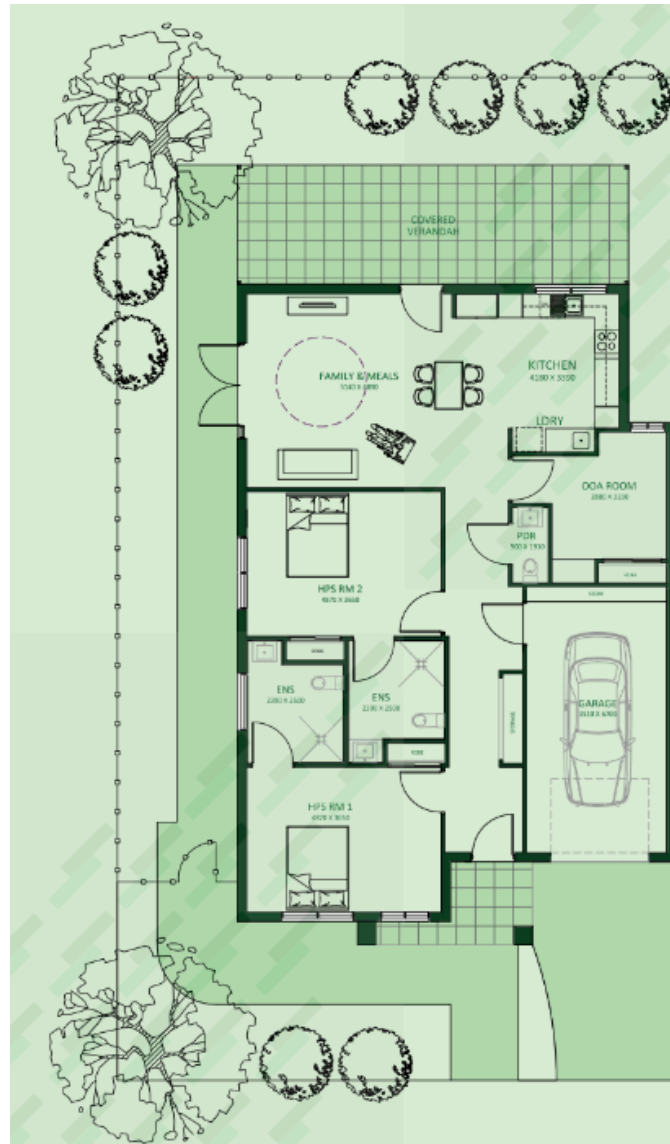
SDA design standard: High Physical Support

Shared on-site support: Yes

PROPERTY FEATURES

- › Secure entry
- › Both SDA bedrooms with built-in robes
- › Private ensuite
- › Open-plan living, kitchen and meals area
- › Covered outdoor entertainment area
- › Split system heating and cooling
- › Well-appointed kitchen
- › Provision for hoist and assistive technology
- › 2-hour back-up power supply

FLOORPLAN



LOCAL INFORMATION

Perfectly positioned in a peaceful neighbourhood, this home is just 5 minutes from Delacombe Town Centre, where you'll find Woolworths, Kmart, medical services, pharmacies, cafés and a cinema — everything you need in one convenient location.

Enjoy green open spaces at Winterfield Park, just 600 metres from your front door, or take a short 10-minute drive to Victoria Park, one of Ballarat's most loved outdoor areas with walking paths, picnic spots and inclusive play spaces.

For health and wellbeing, UFS Medical DTC is less than 2 km away, and Ballarat Base Hospital is just 12 minutes by car. Public transport is also within easy reach, with bus route 25 servicing the area and connecting you to central Ballarat and the Ballarat Train Station.

Everything you need, from shopping and healthcare to parks and public transport, is close by and easy to access.

