

CALL 1300 452 732

# 33 Harry Street, Cranbourne

**A contemporary showcase with huge garden!**  
**Each tenant will have:**

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Built to High Physical Support standard but open to anyone with SDA eligibility, this bright and airy 3-bedroom house (plus OOA for 24/7 support) showcases the perfect blend of convenience and charm.

Every detail has been carefully considered to create a functional yet stylish living space, perfect for those seeking both convenience and comfort.

Each large bedroom is fitted with built in robes and a stylish ensuite. A fully accessible kitchen - with everything you need and want - overlooks a spacious open-plan living and dining zone. For the nature lover, an oversized backyard is the ultimate backdrop for relaxing, entertaining or enjoying the outdoors year-round.

To make your move as seamless as possible, Guardian Living is offering **1 month free rent**, plus we will provide essential electrical goods, including a TV, fridge, washer and dryer, and contribute 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 courtyards, garages, 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



33 Harry Street, Cranbourne VIC 3977

TOTAL APPROX. FLOOR AREA 201 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

## LOCAL INFORMATION

Located in a well-connected Cranbourne, Harry Street offers exceptional access to essential amenities in a setting designed for convenience and ease of movement. Nearby shopping at Cranbourne Park Shopping Centre provides wide aisles, accessible parking and step-free entry to major retailers, supermarkets and dining options.

The area is well-served by public transport, with Cranbourne Station and local bus routes offering wheelchair-accessible platforms and vehicles. Medical centres, allied health services and pharmacies are all within easy reach, while Casey Fields and the Royal Botanic Gardens Cranbourne, offer paved walking paths and accessible facilities, making outdoor recreation enjoyable for everyone.

