

CALL 1300 452 732

# 1140 Norman St, Wendouree

**Accessible, low-maintenance living in the heart of Wendouree**

**Each tenant will have:**



This architecturally designed 1-bedroom villa is the perfect opportunity for an NDIS participant seeking privacy, accessibility and peace of mind. Purpose-built to the High Physical Support design standard, the villa combines modern finishes with thoughtful features that promote safety, independence and comfort.

The light-filled floorplan features a spacious open-plan living and dining area, fully accessible bathroom, and a stylish kitchen equipped with modern appliances and ample storage. Climate control is taken care of with energy-efficient heating and cooling systems, and the villa is also fitted with smart home technology for added ease of use.

A dedicated Onsite Overnight Assistance (OOA) room provides 24/7 support availability, making this an ideal setting for someone with complex care needs who values both autonomy and access to help when required.

To make moving in easy, Guardian Living offers **one month's rent free**, essential whitegoods (TV, fridge, washer and dryer), and financial support with furniture and relocation costs.

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



## PROPERTY INFORMATION

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

**Property type:** Villa

**Inspect:** Personal walkthrough by appointment

**SDA funding required:** Negotiable

**Rent:** 25% of DSP, 25% of pension supplement and 100% of Commonwealth Rental Assistance

**SDA design standard:** High Physical Support

**SIL Support Provided:** Yes

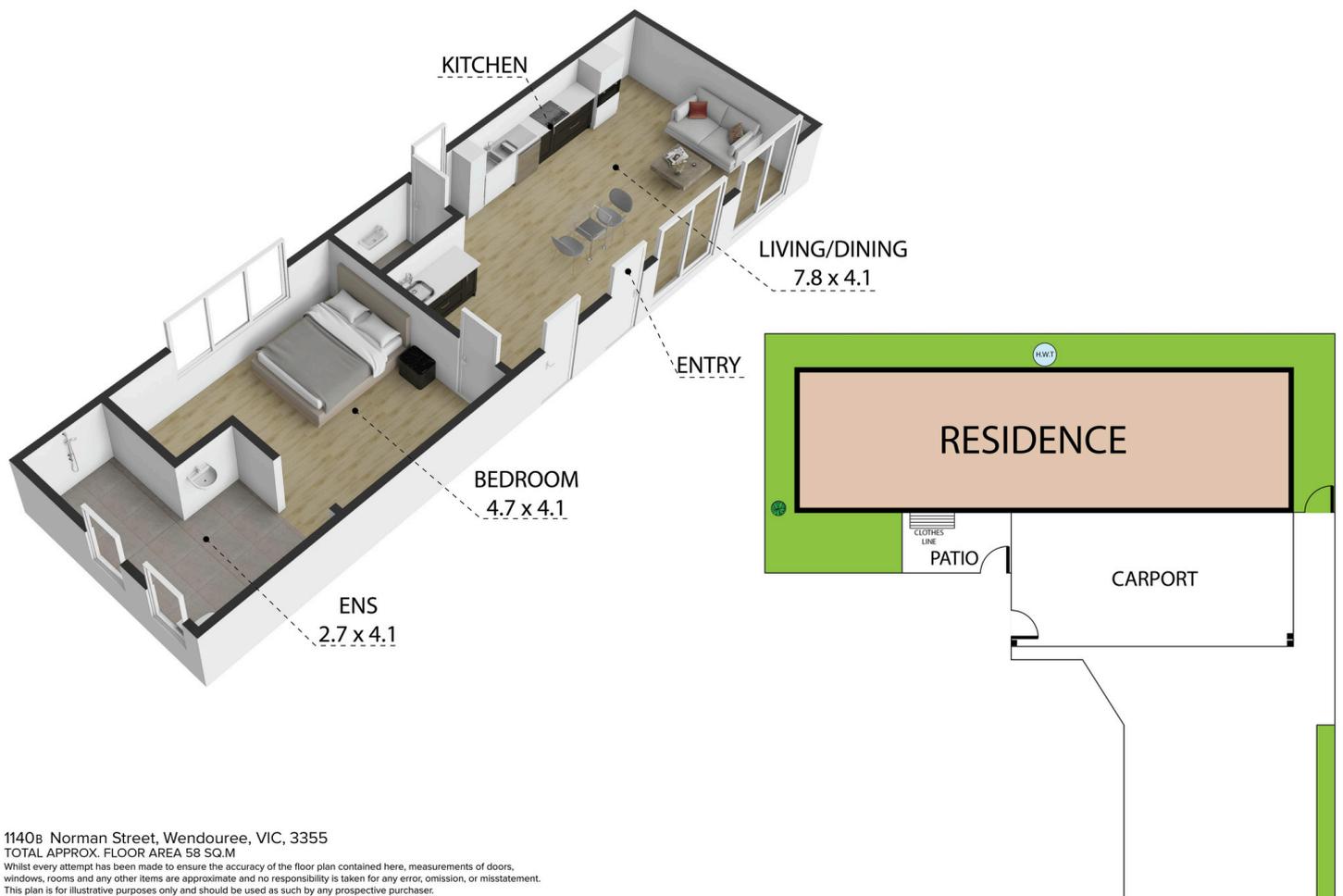
## PROPERTY FEATURES

- › Designed to maximise independent living
- › Shared environment in house suitable for people with high support needs
- › On-site support available for single resident villa
- › Prefabricated construction, technology-ready
- › Located in the heart of Ballarat close to Lake Wendouree's recreation opportunities.
- › Easy access to public transport

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

## FLOORPLAN

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## LOCAL INFORMATION

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Ideally positioned just 4km from Ballarat CBD, this villa offers unmatched convenience. Stockland Wendouree Shopping Centre is less than 2km away, with supermarkets, retail, and dining all easily accessible. Wendouree Train Station and local buses provide step-free public transport options for regular travel.

Enjoy the tranquility of Lake Wendouree and surrounding parklands, featuring smooth walking paths, accessible picnic spots and community green spaces. Medical centres, pharmacies, and neighbourhood services are all nearby, offering a fully supported lifestyle within a close-knit community.

