



CALL 1300 452 732

31 Spirit Boulevard, Cranbourne East

Live well, with the right support around you

Each tenant will have:

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This brand-new, thoughtfully designed SDA home plus OOA offers accessible and comfortable shared living for three NDIS participants with High Physical Support needs. Located in a quiet residential pocket, the property combines convenience, community connection and high-end accessibility features to support greater independence and quality of life.

The property boasts a custom kitchen that overlooks an open-plan living and dining zone, separate laundry facilities, a spacious outdoor entertainment area, and accessible pathways, enhanced by landscaped gardens.

Additional features include smart home automation, advanced communication technology, and bespoke accommodations for mobility aids like rails.

Plus, we're offering one month free rent, free white goods and contributions towards moving costs.

PROPERTY INFORMATION

Eligibility: NDIS participants eligible for SDA funding

Property type: 3 bedroom shared house

Inspect: Personal walkthrough by appointment

SDA funding required: \$53,000 per annum minimum

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

- › SDA bedrooms with built-in robes
- › Private ensuites
- › Open-plan living, kitchen and meals
- › Covered outdoor entertainment area
- › Separate laundry
- › Provision for hoist and assistive technology
- › 2-hour backup power supply

FLOORPLAN



LOCAL INFORMATION

Spirit Boulevard in Cranbourne East is ideally positioned within the family-friendly East Estate, just a 5-minute drive to Hunt Club Village Shopping Centre, home to Woolworths, ALDI, and a variety of cafés, chemists, and specialty retailers. Cranbourne Park Shopping Centre is also close by, offering major stores like Coles, Kmart, and JB Hi-Fi. The home is well-served by public transport, with Route 897 bus stops within walking distance and Cranbourne Station only 10 minutes away by car. Local education options include Cranbourne East Primary and Secondary Schools, both under 2km from the property. For outdoor recreation, residents can enjoy the extensive facilities at Casey Fields or explore the native landscapes of the Royal Botanic Gardens Cranbourne, both less than 10 minutes away. Medical needs are covered with Casey Medical Centre and Monash Health's Cranbourne Integrated Care Centre nearby.

