

CALL 1300 452 732

# 82 La Scala Avenue Maribyrnong

**Live Independently, Stay Connected in a Stylish  
1 Bedroom Apartment**

**Each tenant will have:**

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Discover contemporary comfort and accessible living at Lirica, a thoughtfully designed SDA apartment complex nestled in the heart of Maribyrnong's vibrant Edgewater precinct. These one-bedroom High Physical Support apartments offer the perfect balance of privacy, independence, and on-site support.

Each apartment is purpose-built to support your lifestyle, with wide, open-plan layouts, generous-sized rooms and modern assistive technology. Enjoy your own private balcony, a well-appointed kitchen with ample storage, and a peaceful master bedroom complete with built-in robes and walk-in wardrobe. A European laundry and separate water closet add to the convenience of daily life.

Lirica also features provision for hoists and assistive technology, a two-hour backup power supply for peace of mind, and a secure car space. Onsite overnight assistance is available, ensuring help is always close at hand when you need it.

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

## PROPERTY INFORMATION

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

**Property type:** Apartment

**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

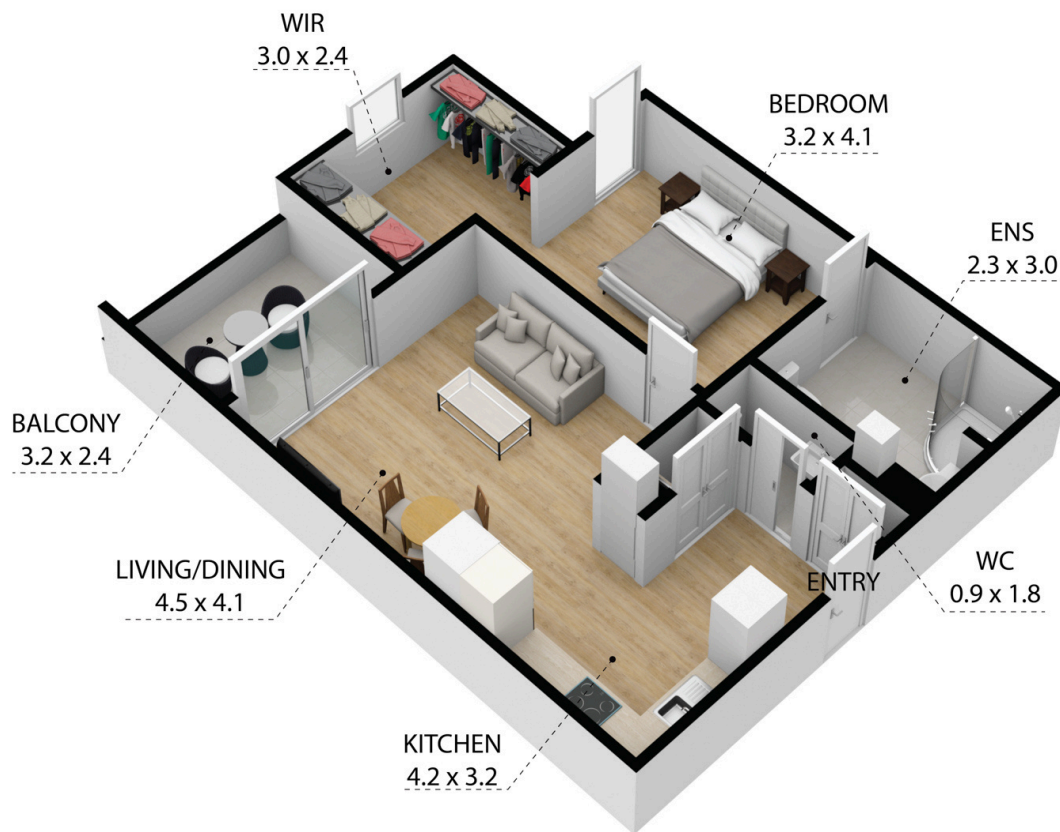
## PROPERTY FEATURES

- › SDA bedroom with built-in robes
- › High-quality build with premium fixtures and fittings
- › Private balcony
- › Solar panels for energy efficiency
- › Split system heating and cooling
- › Assistive technology such as provision for hoist and 2hour backup power supply

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

## FLOORPLAN

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La Scala Avenue, Maribyrnong 3032  
AL APPROX. FLOOR AREA 65 SQ.M  
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

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Live where life happens. Lirica is just 300m from Edgewater Shopping Village and only 1.2 km from Highpoint Shopping Centre, home to over 500 stores, cinemas, supermarkets and dining options. Footscray Market is also nearby for fresh produce and local finds.

Enjoy weekends by the water or among the greenery, with scenic riverside trails, parklands and picnic areas right on your doorstep. Whether it's cycling, fishing, kayaking, or a peaceful walk, there's plenty to explore outside your front door.

You'll also find excellent access to public transport and educational options like Victoria University just minutes away.

