

CALL 1300 452 732

# 12 Smith Street, Noble Park

Your private retreat awaits!

Each tenant will have:



Experience greater independence in these thoughtfully designed 1-bedroom villas, purpose-built to Robust design standards.

Located in the heart of Noble Park, these homes provide a safe, comfortable and contemporary living option tailored to suit individuals with complex or heightened support needs.

Each villa offers a private, self-contained space with its own kitchen, bathroom and spacious open-plan living area. Built with durable, high-impact finishes and soundproofing for enhanced privacy and safety, the homes are ideal for people who benefit from a low-stimulation environment with high durability.

Guardian Living will also provide essential electrical goods—including a fridge, washer and dryer—ensuring you have everything you need right from the start.

Additionally, we offer contributions toward your move-in costs and furniture.

## 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:** Robust

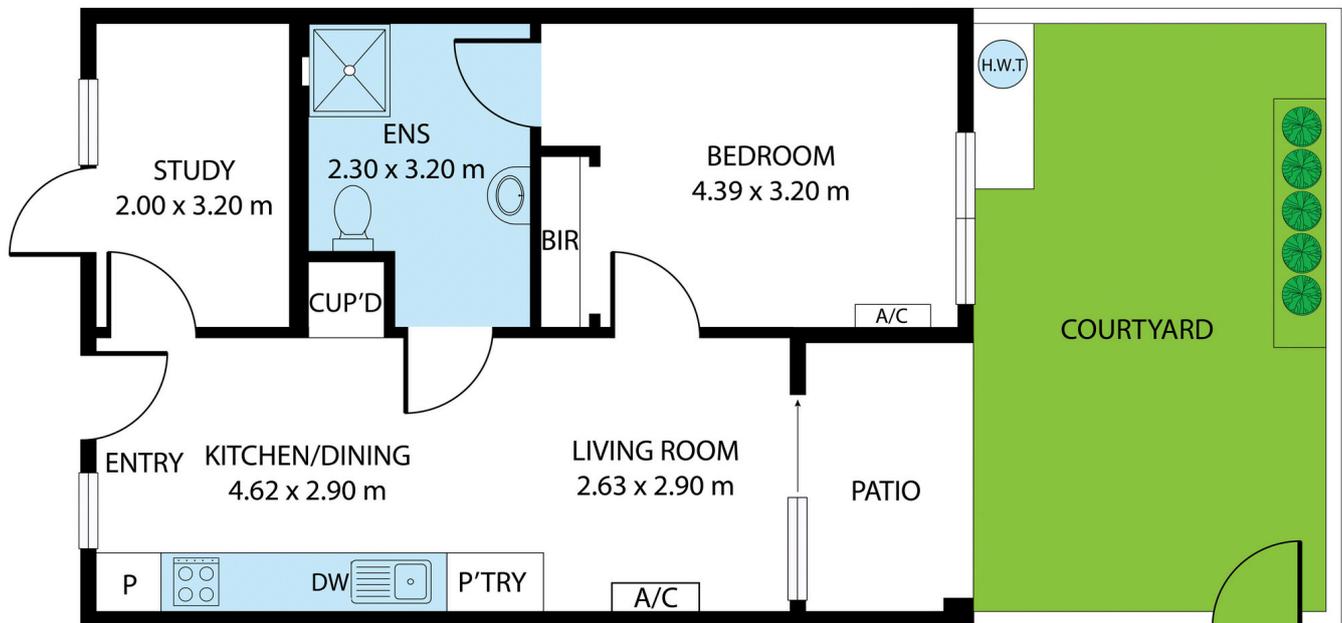
**SIL support provided:** Yes

## PROPERTY FEATURES

- › SDA bedrooms with built-in robes
- › High-impact and low-maintenance finishes
- › Secure, private entries
- › Solar panels for energy efficiency
- › Split system heating and cooling
- › Assistive technology such as provision for hoist and 2 hour backup power supply

## FLOORPLAN

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## LOCAL INFORMATION

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The local area is brimming with convenience, offering a range of cafés, bakeries and boutique shops, including favourites like Noble Park Bakery and The Coffee Emporium. For your everyday essentials, Woolworths and Coles supermarkets are right around the corner, while services like the Noble Park Medical Centre and Australia Post are easily accessible.

For healthcare, you're also within easy reach of Dandenong Hospital and Monash Health, both just a short drive away.

Nature enthusiasts will appreciate nearby parks and reserves, including Noble Park Reserve, as well as the Moonlit Sanctuary Wildlife Conservation Park, where you can enjoy the natural beauty and wildlife with ease.

