



Guardian  
Living

CALL 1300 452 732

## 17 Fifth Avenue, Dandenong

Your perfect retreat in Dandenong, complete with robust features!

Each tenant will have:

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Three charming 1-bedroom villas are available, offering a perfect mix of quiet living and modern convenience. Each villa features a spacious bedroom with plenty of storage and a stylish, modern ensuite, plus OOA.

The open-plan kitchen, dining and living areas are beautifully finished, opening up to a private patio and garden – ideal for relaxing outdoors or entertaining friends and family.

Additional features include advanced home automation, a secure, low-stimulation environment, strong construction, and split system heating and cooling for year-round comfort.

Guardian Living also provides essential appliances, such as a fridge, washer and dryer, and offers financial assistance with move-in costs and furniture.

Plus, you'll receive **1 month rent-free**, making your move affordable and hassle-free.

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



### PROPERTY INFORMATION

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

**Property type:** 3 Villas

**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

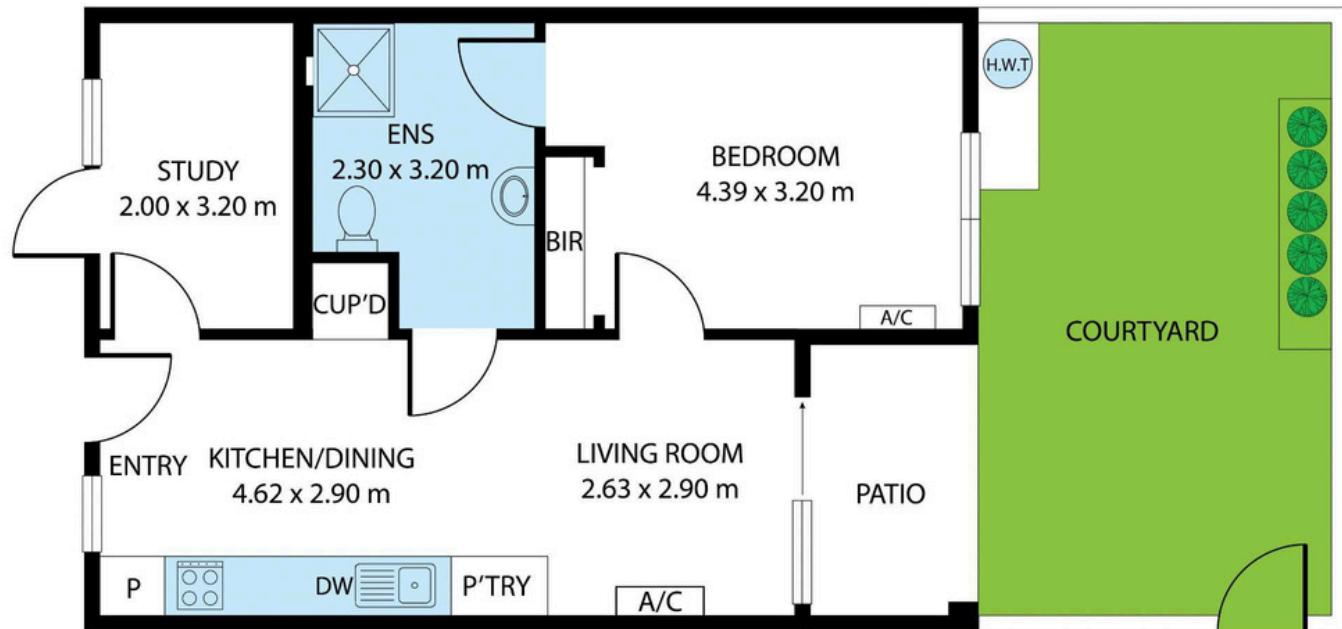
### PROPERTY FEATURES

- › SDA bedrooms with built-in robes
- › High-quality build with premium fixtures and fittings
- › Private courtyard, garages, and additional parking
- › Solar panels for energy efficiency
- › Split system heating and cooling
- › Assistive technology and 2 hour backup power supply.

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

## FLOORPLAN

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17 Fifth Avenue, Dandenong Vic 3175

TOTAL APPROX. FLOOR AREA 51 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

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Tenants can enjoy easy access to shopping centres, including Dandenong Plaza and Market, offering a variety of retail, dining and entertainment options. Public transport is also readily available, with bus and train stations nearby, making commuting simple and efficient.

For healthcare, there are multiple medical centres, and the Dandenong Hospital is within a short distance. Additionally, parks and recreational spaces are close by, providing plenty of opportunities for outdoor activities.

This central location ensures all your daily needs are just moments away, offering both convenience and comfort.

