

CALL 1300 452 732

## 20 Queens Road, Pearcedale

**Peace, privacy and proximity intertwined with Robust features!**

**Each tenant will have:**

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Three sun-swathed 1-bedroom villas are available in this tranquil, semi-rural location offering the perfect blend of location and amenity. Each villa includes a spacious bedroom with storage and an oversized contemporary ensuite, plus OOA.

An open-plan kitchen, dining and living domain with high-quality finishes and fixtures opens onto a private patio and garden – the perfect setting for relaxing or entertaining outdoors.

Additional benefits include the latest in home automation, a secure and low stimulation environment, Robust construction features and split system heating/cooling for year-round comfort.

Guardian Living will provide essential electrical goods, including a fridge, washer and dryer, plus contributions toward move-in costs and furniture. What's more, you'll receive 1-month rent-free, making your move more affordable and stress-free.



### 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

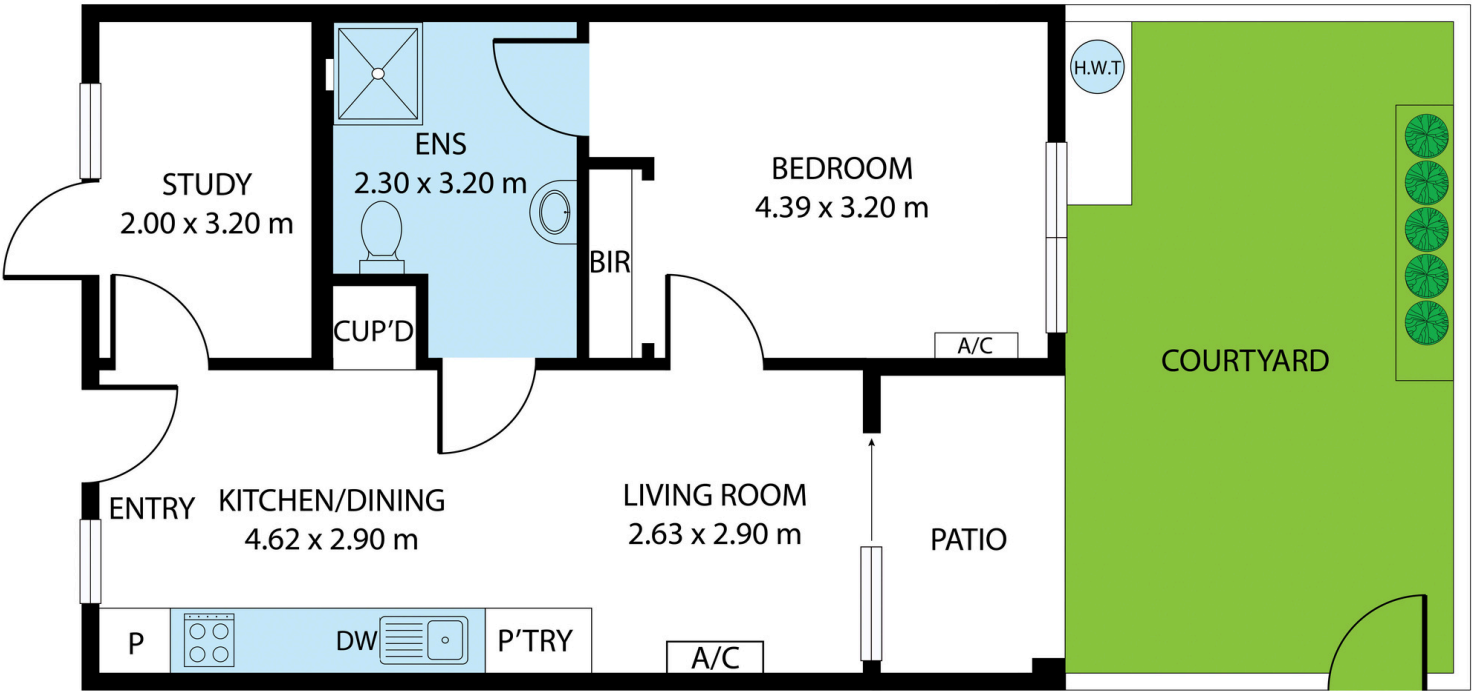
**SDA design standard:** Robust

**SIL Support Provided:** Yes

### PROPERTY FEATURES

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

# FLOORPLAN



20 Queens Road, Pearcedale VIC 3912  
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

Moments from the vibrant Pearcedale Village, you'll find everything from local cafés, bakeries and boutique shops to essential services like the medical centre and post office—all with easy access and facilities that support wheelchair users. Nature lovers can explore local reserves and enjoy accessible pathways at the Moonlit Sanctuary Wildlife Conservation Park.

With wide footpaths, step-free access to key amenities and excellent transport links via Peninsula Link to Cranbourne and the Mornington Peninsula - comfort, convenience and inclusivity await.

