

CALL 1300 452 732

# 22 Taylor Street, Cranbourne

Contemporary design & effortless living!

Each tenant will have:



Located in the heart of Cranbourne, this 3-bedroom shared SDA, with OOA, offers both style and practicality. Inside, you'll find spacious living areas, a modern kitchen and generous bedrooms, all designed to meet the needs of individuals with high-care requirements. The yard is a bright, private space with minimal maintenance needed, ideal for relaxing or enjoying the outdoors in peace.

With the latest home automation features, this home makes life easier with smart systems for lighting, climate control and security. Guardian Living will supply key electrical items such as fridge, washer and dryer, along with assistance for move-in expenses and furniture.

On top of that, you'll enjoy **1 month of rent-free living**, helping to make your transition smoother and more budget friendly. Offering a blend of modern comfort and convenience, this home in vibrant Cranbourne is perfect for anyone looking for a comfortable, independent lifestyle.



## PROPERTY INFORMATION

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

**Property type:** Shared house

**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 bedrooms 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 such as provision for hoist and 2hour backup power supply

# FLOORPLAN



22 Taylor Street, Cranbourne VIC 3977  
TOTAL APPROX. FLOOR AREA 201 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

Just a short drive to Cranbourne Park Shopping Centre and the Cranbourne Homemaker Centre, you'll have everything from retail shops to dining options within reach. For families, there are excellent schools nearby, including Cranbourne Secondary College and Rangebank Primary School.

Public transport is also a breeze, with Cranbourne Train Station just a few minutes away, providing easy access to Melbourne CBD. Plus, nearby parks such as the beautiful Cranbourne Botanic Gardens offer the perfect spot for outdoor activities. With everything you need right at your doorstep, this location is ideal for both comfort and practicality.

