



Guardian
Living



CALL 1300 452 732



27 Russell Street, Essendon

Accessible Living with 24/7 Support in Central Essendon

Each tenant will have:



Discover modern independence in these 2-bedroom SDA apartments, thoughtfully designed to High Physical Support standards. With no steps throughout, wide doorways, and open-plan layouts, each home offers seamless mobility and comfort for people with a range of support needs.

Every apartment includes two spacious bedrooms, a fully accessible bathroom, and a light-filled living area that flows effortlessly into a contemporary kitchen with height-adjustable benches. An accessible private balcony provides a quiet retreat or space to enjoy fresh air, designed to accommodate mobility devices with smooth transitions and level thresholds. Features like reinforced walls for ceiling hoists, smart home readiness, emergency power backup, and climate control provide both safety and ease of living.

A dedicated Onsite Overnight Assistance (OOA) room is built into the development, allowing support staff to stay on-site and be available around the clock. This means residents can access help when needed without compromising privacy or independence.

To help you get started, Guardian Living is offering one month rent free, plus included appliances—fridge, washer and dryer—and contributions towards furniture and move-in costs.

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

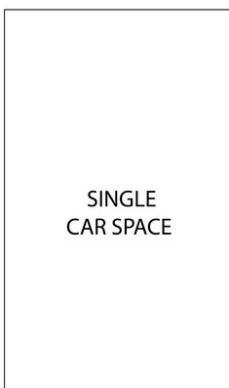
- › SDA bedrooms with built-in robes
- › High-quality build with premium fixtures and fittings
- › Private courtyards, garages, and additional parking
- › Solar panels for energy efficiency
- › Split system heating and cooling
- › Provision for hoist and assistive technology
- › 2-hour backup power supply

EMAIL info@guardianliving.com.au

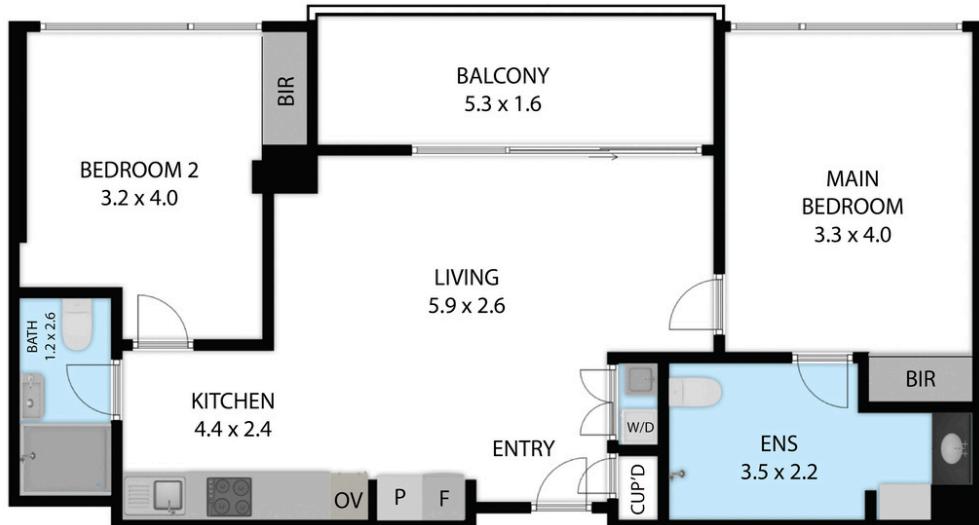
See more: guardianliving.com.au

FLOORPLAN

(NOT IN POSITION)



(NOT IN POSITION)



27 Russell Street, Essendon 3040

TOTAL APPROX. FLOOR AREA 80 SQM.

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

Essendon is a vibrant, well-connected suburb just 8 km from Melbourne's CBD. With its tree-lined streets, strong community feel and flat, accessible layout, it's an ideal location for independent living. The apartments are positioned opposite Essendon Station, with trams, buses and major roads close by for easy travel in any direction.

The area is home to popular cafés like St Rose, North & Eight and Ten One Ate, as well as supermarkets, pharmacies, banks and local GPs. Larger medical centres and hospitals are also within easy reach. Queens Park, just under a kilometre away, offers accessible paths, gardens and a public pool, while Woodlands Park and Windy Hill provide more green space to enjoy.

Essendon brings together everything residents need—transport, healthcare, social life and open space—into one well-connected community. It's a location where independence is supported, and quality of life can truly thrive.

