



CALL 1300 452 732

1140 Norman Street, Wendouree

**Modern comfort, shared living:
your new home in Wendouree**

Each tenant will have:



Offering the perfect blend of independence, support and comfort, this beautifully crafted shared house is designed for two tenants plus OOA. It strikes the perfect balance of privacy with shared spaces to create a welcoming environment that feels both social and secure.

Each tenant will have their own spacious bedroom, with shared access to open-plan living and dining areas, accessible bathrooms and a landscaped outdoor space. The home is fitted with energy-efficient systems, home automation and assistive technology compatibility, ensuring your comfort and convenience every day.

Whether you're enjoying quiet time in your room, connecting in the shared lounge or relaxing outside, this home supports the lifestyle you choose.

To make your move even easier, Guardian Living is offering one month's free rent, plus whitegoods and contributions to moving costs.

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

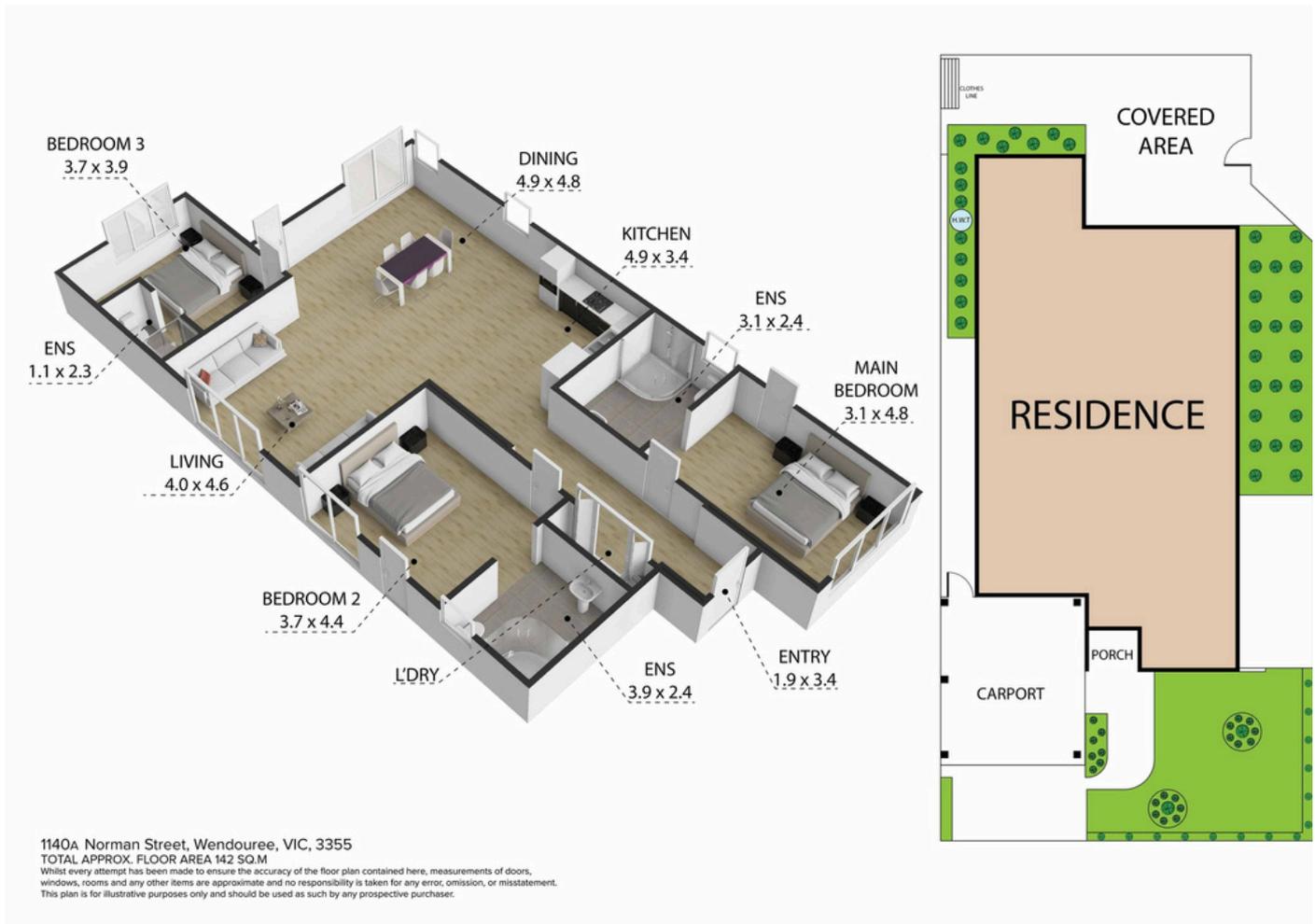
SDA design standard: High Physical Support

SIL support provided: Yes

PROPERTY FEATURES

- › Prefabricated construction, technology-ready
- › Split system heating and cooling
- › Well-appointed kitchen
- › SDA bedrooms with ensuites and built-in robes and ensuites
- › Bright and open courtyard
- › 2-hour back-up power supply

FLOORPLAN



LOCAL INFORMATION

Located just 4km from the heart of Ballarat, this home offers easy access to a wide range of local amenities.

Grocery stores, medical centres and chemists are all close by, with accessible entrances and parking available. Stockland Wendouree Shopping Centre is nearby, offering a variety of retail, dining and essential services, including wheelchair-accessible toilets and wide aisles for easy navigation. Public transport is readily available, with Wendouree Train Station and local bus services providing step-free access and features to support mobility aids. Lake Wendouree and its surrounding parklands offer scenic, accessible pathways—perfect for relaxed strolls or time outdoors.

Community services such as the Wendouree Neighbourhood House and nearby recreation centres provide inclusive spaces for connection, learning and leisure.

