



## 251a Albert Street, Sebastopol

**Spacious SDA Home with 24/7 Support in the Heart of Sebastopol**

**Each tenant will have:**

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This beautifully designed 3-bedroom SDA home (plus OOA) offers the perfect balance of independence and support.

Purpose-built for people with high physical support needs, the home is open and spacious, with wide doorways, accessible paths and a smart layout that makes daily living easier. The custom-designed kitchen includes generous storage and space for assistive tech, while the open-plan living/dining plus second living space offer relaxed settings to spend time with housemates or visitors. A private outdoor patio and landscaped garden add a sense of calm and connection to nature.

Bedrooms feature built-in storage and are ready for hoists and other supports. With split system climate control, solar panels and a 2-hour backup power system, you'll feel safe, comfortable and supported every day.

Located close to shops, services and green spaces, this home offers both convenience and community.

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

### 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

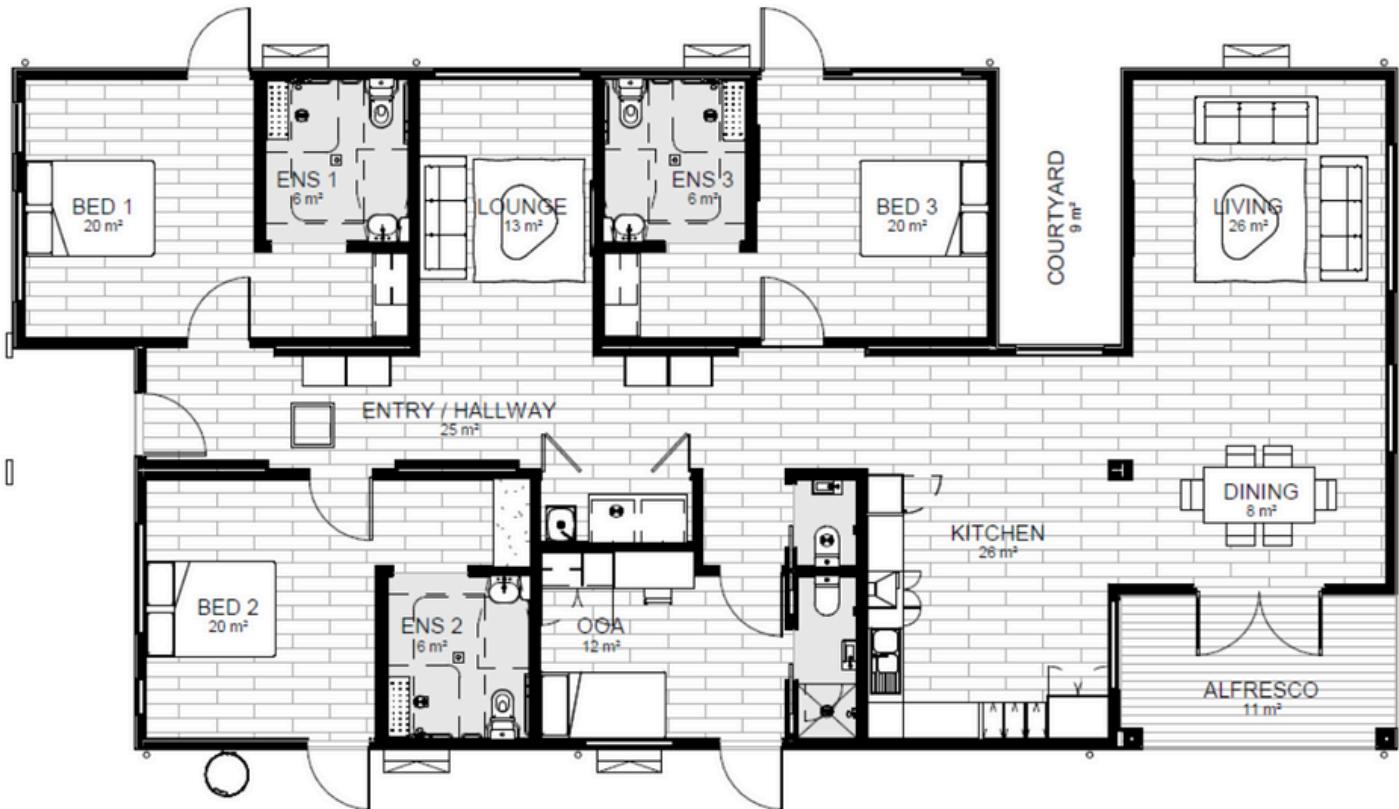
### PROPERTY FEATURES

- › SDA bedrooms with built-in robes and ensuites
- › High-quality build with premium fixtures and fittings
- › Private courtyard
- › Off street parking
- › Solar panels for energy efficiency
- › Split system heating and cooling
- › Assistive technology such as provision for hoist
- › 2 hour backup power supply

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

## FLOORPLAN

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## LOCAL INFORMATION

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Located in the heart of Sebastopol, this address offers great access to everything you need for daily life. Local shops, cafés and supermarkets are just around the corner, with Delacombe Town Centre and central Ballarat are a short drive away for even more retail and dining options.

For healthcare, you're close to Ballarat Base Hospital and several medical centres, giving you peace of mind that support is nearby when needed. Public transport is easily accessible too, with local bus routes and Ballarat Station connecting you to the wider region.

There are also lovely green spaces in the area, including Victoria Park and nearby reserves, perfect for a breath of fresh air or a relaxing stroll. This well-connected, community-friendly location combines the convenience of city access with the charm of a peaceful neighbourhood.

