

CALL 1300 452 732

# 1301 Dandenong Rd, Malvern East

**Purpose-built for shared living, designed for individual needs.**

**Each tenant will have:**

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This dual-dwelling property offers a unique combination of comfort, privacy and independence across two purpose-built homes, one with three bedrooms and the other with two. Both benefit from OOA.

Every bedroom includes a private ensuite, offering residents a personal space that prioritises dignity and ease of use. In addition to private rooms, each home features generous shared areas, including an open-plan kitchen and dining space ideal for daily living and social connection. Two separate living areas in each home provide flexibility—whether relaxing, spending time with visitors or engaging in quiet activities.

Outdoor entertaining areas create opportunities to enjoy fresh air and sunshine, while internal garages offer added convenience for transport and mobility access. Bedrooms are designed to blend practicality with comfort.

These homes are ideal for individuals who are seeking a long-term, accessible housing option that offers a supportive yet private setting.

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

## FLOORPLAN



1301 Dandenong Road, Malvern East, VIC, 3145

TOTAL APPROX. FLOOR AREA 374 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

Situated in a highly desirable, premium location, this home offers exceptional access to nearby amenities that support independence and ease. Tram route 5 runs along Dandenong Road with direct links to Caulfield Station, Malvern Central and the CBD. Darling Station is close by with step-free access, and local bus routes connect to Chadstone, Camberwell and Oakleigh.

Everyday needs are well covered with Coles Malvern East, Waverley Road Pharmacy, and Malvern East Medical Centre all nearby. Chadstone Shopping Centre, Cabrini Malvern and Monash Medical Centre are just a short drive away.

Residents can enjoy accessible outdoor spaces including Central Park, Ardrie Park and the Urban Forest Reserve, with wide, sealed paths and shaded rest areas. With transport, shops, parks and medical services all close at hand, this location offers a perfect balance of convenience, connection and comfort.

