



Guardian  
Living



## 15 Victoria Crescent, St Albans

**Stylish SDA Living with Rooftop Terrace**

**Each tenant will have:**

1/2 1 1

This stunning new development at Victoria Crescent offers a rare opportunity to enjoy modern SDA living in the heart of St Albans.

Purpose-built to High Physical Support standards, the property features ten one-bedroom apartments with private ensuites designed with comfort and accessibility in mind. Each designer apartment includes a stylish galley-style kitchen that overlooks and open-plan living and dining zone, a private balcony, and high-quality finishes that make daily life simple and enjoyable. The development also includes an OOA unit for 24/7 support, a rooftop terrace and BBQ area for residents to connect and relax, secure parking with SDA and DDA-compliant bays, a welcoming lobby and lift access to all levels.

Every detail has been carefully considered to balance independence, lifestyle and support in a central location that puts everything within easy reach.

### PROPERTY INFORMATION

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

**Property type:** 8 x 1 bedroom apartments and 2 x 2 bedroom apartments

**Inspect:** Personal walkthrough by appointment

**SDA funding required:** \$99,000 per annum minimum

**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 BIRs and ensuite
- › Private rooftop terrace and BBQ area for residents
- › Secure carpark
- › Solar panels for energy efficiency
- › Split system heating and cooling
- › Assistive technology such as provision for hoist and 2-hour backup power supply

## FLOORPLAN

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Note: These are renders only. Final products will vary and be fully accessible.

## LOCAL INFORMATION

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The property is positioned beside the St Albans retail precinct along Main Road East and Alfrieda Street, where residents can access Coles, Woolworths, ALDI, Big Sam's Market, cafés, restaurants and specialty stores. Sunshine Hospital is located only 3.2 km away, offering comprehensive health and specialist care, and the nearby Brimbank Aquatic and Wellness Centre provides accessible fitness, hydrotherapy and recreational facilities.

St Albans Train Station connects directly to Melbourne's CBD, while local bus services link to surrounding suburbs and shopping hubs. Community amenities including the St Albans Library, Errington Reserve precinct and the Bowery Theatre add to the lifestyle, with programs, events and green space all close at hand. With strong transport and road connections across Melbourne's west, this development combines convenience, community and comfort to create a home that truly supports independence and connection.

