



CALL 1300 452 732



## 49 James Street, Yarram

A Modern SDA Home Designed for Independence

Each tenant will have:

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This modern 3-bedroom + OOA shared SDA home in Yarram is set in a welcoming community, offering the perfect blend of comfort, accessibility and peace of mind.

Each resident will enjoy their own spacious bedroom with ensuite, a fully accessible kitchen and open-plan living designed for both relaxation and connection. A dedicated breakout room provides flexible space to rest, relax or study, while a separate laundry adds extra convenience to daily living.

Thoughtfully finished with a stylish, contemporary design, the home also features a private outdoor area to unwind, and a central location that makes it easy to reach shops, health services and local community facilities.

Built with independence at the forefront, the home includes purpose-built accessible features, smart design and the reassurance of 24/7 support.

### PROPERTY INFORMATION

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

**Property type:** Shared house

**Inspect:** Personal walkthrough by appointment

**SDA funding required:** \$51,000 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

- › Secure entry
- › Open plan living, kitchen and meals area
- › Well appointed custom kitchen
- › SDA bedrooms with ensuites and BIRs
- › Spacious entertainer's courtyard
- › Split system heating and cooling
- › Premium assistive technology
- › Hoist-ready
- › 2-hour back-up power supply

## FLOORPLAN

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## LOCAL INFORMATION

Yarram is a welcoming Gippsland town with everything you need close by. The town centre offers supermarkets, cafés, chemists and specialty shops along Commercial Road. Yarram and District Health Service provides hospital, allied health and community care, supported by local GP and specialist clinics.

For recreation, the Yarram Recreation Reserve hosts community sport and events, while nearby Port Albert offers a peaceful coastal setting just 12 km away. Nature lovers can also enjoy the Tarra-Bulga National Park, only a short drive from town.

Yarram is well connected via the Hyland Highway, with V/Line services linking to Sale, Traralgon and Melbourne, making travel to the wider Gippsland region straightforward.

