



CALL 1300 452 732

221 Eastbourne Road, Rosebud

Supportive, coastal living in accessible villas

Each tenant will have:



Set in the relaxed coastal community of Rosebud, these contemporary and very stylish 2-bedroom SDA villas have been designed to support shared living that feels comfortable, respectful and easy to manage day-to-day. Calm, light-filled interiors and thoughtful layouts create spaces that are welcoming, practical and supportive of personal routines, while still encouraging social connection.

Each villa includes two bedrooms with built-in robes and a shared accessible bathroom, offering a functional environment where residents can enjoy privacy in their own rooms while sharing common areas. Open-plan kitchen, dining and living spaces form a relaxed central hub for cooking, spending time together or simply unwinding.

To support 24/7 assistance, two of the villas include a dedicated On-Site Overnight Assistance room with bathroom, ensuring support is close at hand while maintaining autonomy and a genuine sense of home.

Outdoor areas including a deck, are low-maintenance and designed for fresh air, sunlight and connection, creating easy spaces for shared time, gardening or quiet moments outside.

EMAIL info@guardianliving.com.au

PROPERTY INFORMATION

Eligibility: NDIS participant eligible for SDA funding

Property Type: 2 bedroom shared villas

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: Fully Accessible

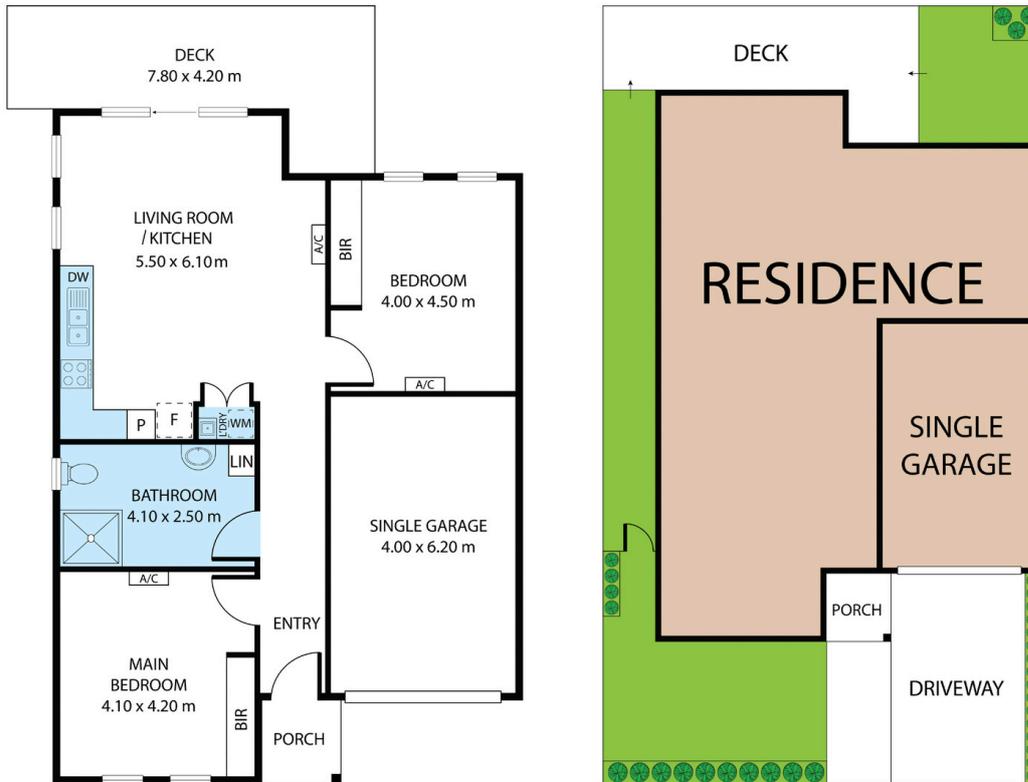
SIL Support Provided: Yes

PROPERTY FEATURES

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

See more: guardianliving.com.au

FLOORPLAN



LOCAL INFORMATION

Residents enjoy everyday convenience with Rosebud Plaza just a short drive away, making it easy to pick up groceries, collect medications or enjoy a coffee. Local cafés, a bakery and a newsagent are within a short walk, offering relaxed spots for brunch or casual meetups.

Healthcare is close by, with GP clinics, allied health services and the local hospital accessible by car or bus. Public buses stop within easy walking distance, providing simple connections to shops, the coast and neighbouring towns.

Wellbeing and movement are supported by the nearby YAWA Aquatic & Leisure Centre, including access to a warm-water hydrotherapy pool for gentle exercise, rehabilitation and relaxation.

The beach, foreshore and local parks are also close, offering peaceful spaces for seaside walks, fresh air and relaxed weekends.

