



Guardian  
Living



CALL 1300 452 732



## 31 Windsor Avenue, Warragul

Modern living in a friendly regional community

Each tenant will have:



This three bedroom High Physical Support home has been designed to feel calm, spacious and supportive of everyday independence. Thoughtful planning and modern finishes come together to create a home that is comfortable, welcoming and easy to live in.

Each bedroom includes its own large ensuite and generous floor area, giving every resident privacy and room to personalise their space. Two separate living zones provide flexibility for quiet time or shared moments, while the open kitchen, dining and lounge area forms a bright and relaxed centre to the home. An accessible guest bathroom, separate laundry and ample storage add to the daily practicality.

Large sliding doors open to an undercover outdoor space and private backyard. It is low maintenance, sunlit and ideal for enjoying fresh air or hosting friends and family. A secure double garage offers convenient, protected parking.

To help you settle in, Guardian Living will gift essential electrical appliances, including a television and whitegoods, and will contribute to furnishing the shared living areas so you feel welcome from your first day.

### PROPERTY INFORMATION

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

**Property type:** 3 bedroom 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
- › High-quality build with premium fixtures and fittings
- › Private courtyard, garage, and additional parking
- › 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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## LOCAL INFORMATION

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Warragul is an accessible and welcoming regional town where everyday essentials are close and simple to reach. A bus stop sits only 240 metres from the home, and the railway station is 1.3 kilometres away, offering straightforward transport options for appointments, outings or visits with family.

Cafés and dining spots such as Warragul RSL, Knobrooke Coffee and the Commercial Hotel are all nearby and easy to navigate. Open community spaces including Eastern Park, Civic Park and the local Arts Centre provide accessible places to relax and connect, with Central Clinic close at hand for healthcare needs. Shopping is convenient with Coles, Woolworths and Centrepoint Shopping Centre all around a kilometre from the property.

Together, these features make Warragul a calm, well connected and accessible place to live, with everything you need within easy reach.

