



CALL 1300 452 732

31a Windsor Avenue, Warragul

Independent living in a peaceful setting

You will have:



This one bedroom High Physical Support villa offers a peaceful and modern home created for someone who prefers their own space. The layout is calm, accessible and easy to navigate, with thoughtful design choices that support comfort and independence every day.

The generous bedroom connects directly to a large accessible bathroom while the open plan living and dining area has been designed to feel bright and welcoming - making it a comfortable place to start your morning, spend time with visitors or enjoy a quiet evening in. A private outdoor area provides a simple, sunlit space to relax in or enjoy fresh air at your own pace.

Additional features include an Onsite Overnight Assistance room and fire sprinkler protection. The villa has personal touches made with participants in mind, creating a warm and ready to live in space from day one.

To help you settle in smoothly, Guardian Living will gift essential electrical appliances, including a television and whitegoods, and will contribute to furnishings, so the home feels welcoming from your first day.

PROPERTY INFORMATION

Eligibility: NDIS participant eligible for SDA funding

Property type: One bedroom villa

Inspect: Personal walkthrough by appointment

SDA funding required: Negotiable

Rent: 25% of DSP, 25% of pension supplement and 100% of

Commonwealth Rental Assistance

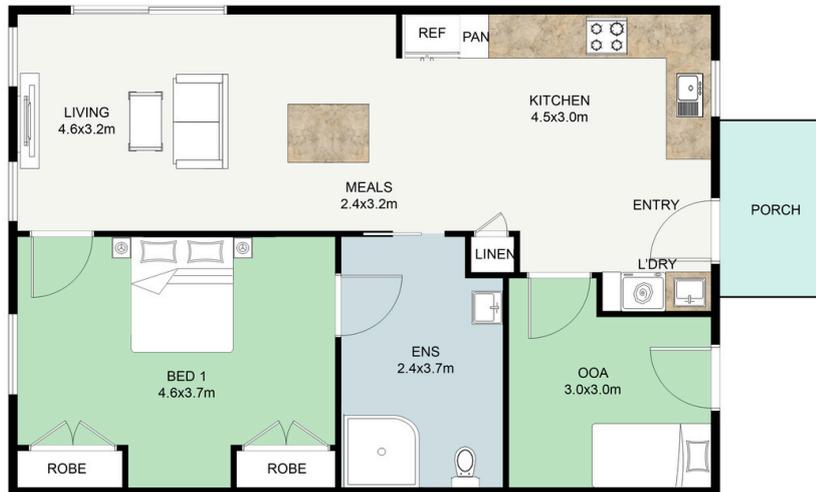
SDA design standard: High Physical Support

SIL Support Provided: Yes

PROPERTY FEATURES

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

FLOORPLAN



FLOOR PLAN

TOTAL AREA : 85m²

LOCAL INFORMATION

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, Knoxbrooke 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 Centrepont 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.

