



CALL 1300 452 732

# 32 Kent Street, Sebastopol

Comfort, Space and Support in this  
Sebastopol SDA Home

Each tenant will have:

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This thoughtfully designed 3-bedroom shared home offers 24-hour on-site support and a spacious layout that promotes privacy and independence within a secure, supportive environment.

The property boasts a custom kitchen that overlooks an open-plan living and dining zone, a second retreat or study, separate laundry and a spacious outdoor entertainment area, enhanced by landscaped gardens.

Additional features include smart home automation, advanced communication technology and bespoke accommodations for mobility aids like rails.

We are currently offering **two months' rent free** to support eligible participants to transition into their new home. We understand that every situation is different and are open to discussing individual funding arrangements where appropriate. Flexible solutions are available to help make the move as smooth as possible.

Designed with comfort, accessibility and independence in mind, this home offers the perfect blend of support and lifestyle for residents to truly thrive.

## PROPERTY INFORMATION

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

**Property type:** 3 bedroom shared house

**Inspect:** Personal walkthrough by appointment

**SDA funding required:** \$55,000 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 bedrooms with built-in robes
- › Private ensuites
- › Open-plan living, kitchen and meals
- › Covered outdoor entertainment area
- › Separate laundry
- › Provision for hoist and assistive technology
- › 2-hour backup power supply

## FLOORPLAN



## LOCAL INFORMATION

Offering an unbeatable combination of convenience and accessibility, your home is just a short distance away from Coles Supermarket and local bus stops, while the Sebastopol Bowling Club is a mere 300m from your front door.

For healthcare, the Sebastopol Medical Centre is only 1.5 km away, with St John of God Ballarat Hospital a short 6.2 km drive. Enjoy close proximity to key community hubs, including the Sebastopol Library Hub and Ballarat Neighbourhood Centre, offering a wealth of local resources.

For those who enjoy outdoor activities, Marty Busch Reserve Playground is nearby, and local schools are also within easy reach. This property truly offers a lifestyle of convenience in a well-connected, family-friendly location.

