



CALL 1300 452 732



# 45 Derby Rd, Herne Hill

Modern SDA living close to central Geelong

Each tenant will have:



Designed to support comfort, independence and everyday functionality, this sunlit residence includes three bedrooms, each with a private ensuite, alongside generous shared living and dining areas that promote both connection and privacy. A secondary living or breakout space provides flexibility for quiet retreat, visiting family or activities.

The home features a modern design with a considered layout that enhances accessibility and ease of movement throughout. A private courtyard, alfresco area and expansive rear yard extend the living space outdoors, offering a secure and peaceful setting for relaxation or social time. 24/7 onsite support is available, ensuring residents have consistent access to assistance while maintaining autonomy within their own home. Creature comforts include a laundry and abundant storage.

Just minutes from central Geelong, the property offers a balance of connected urban living and residential calm. 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.

## 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 and ensuites
- › Open-plan kitchen, dining and living area
- › Second living or breakout room
- › Separate laundry
- › Undercover double carport
- › Split system heating and cooling
- › Assistive technology and 2 hour backup power supply
- › Private alfresco / outdoor area

## FLOORPLAN

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## LOCAL INFORMATION

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Herne Hill is a well-established residential suburb in Geelong's inner west, known for its proximity to central services and strong local amenity. Nearby shopping strips along Shannon Avenue and Pakington Street provide access to major supermarkets, pharmacies, banks, cafés and a range of specialty retailers. Geelong's CBD and waterfront precinct are located just minutes away, offering additional retail, dining and community facilities. University Hospital Geelong and St John of God Geelong Hospital are within close reach, alongside medical centres, allied health providers and essential services throughout the surrounding area. Public transport links connect Herne Hill to central Geelong and Melbourne via bus services and North Geelong Station, while the Princes Highway provides convenient regional road access. Local parks, reserves and sporting facilities are distributed throughout the suburb and neighbouring areas. With established infrastructure and services concentrated within a short distance, Herne Hill supports convenient, accessible living within a connected urban community.

