



CALL 1300 452 732

# 175 Thames Promenade, Chelsea Heights

Shared living with space and a bayside locale

Each tenant will have:



Positioned in the sought-after bayside suburb of Chelsea Heights, these brand new three-bedroom shared homes form part of a dual-dwelling property offering comfortable, contemporary living that strikes the perfect blend of privacy and connection.

Each residence enjoys spacious bedrooms with private ensuites, while generous shared areas include an open-plan kitchen, dining and living zone that supports both everyday routines and relaxed time together. The homes are thoughtfully designed with a second break out space to retreat and recharge.

Outdoor areas extend the living space and provide opportunities to enjoy fresh air, while dual garages and off-street parking supports transport and accessibility needs. Onsite Overnight Assistance is available to support residents across both homes.

These coveted homes are ideal for individuals seeking a brand new, stable and supportive living environment in a quiet, residential setting with the added appeal of a bayside location.

## PROPERTY INFORMATION

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

**Property type:** 2 x 3 bedroom house

**Inspect:** Personal walkthrough by appointment

**SDA funding required:** \$56,800 approx.

**Rent:** 25% of DSP, 25% of pension supplement and 100% of Commonwealth Rental Assistance

**SDA design standard:** High Physical Support

**SIL support provided:** Yooralla

## PROPERTY FEATURES

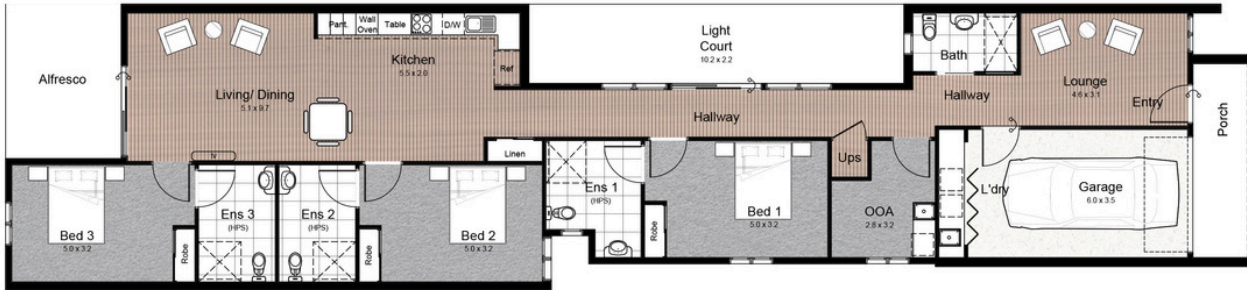
- › SDA bedroom with private ensuite and built-in robe
- › Open-plan kitchen, dining and living area
- › Internal laundry with direct access from garage
- › Covered alfresco area for outdoor living
- › Double garage with internal access

# FLOORPLAN



SCHEDULE OF AREAS (DWELLING 01)

LIVING FLOOR AREA - 182.54m<sup>2</sup>  
 LIGHT COURT FLOOR AREA - 15.90m<sup>2</sup>  
 CARPORT FLOOR AREA - 23.10m<sup>2</sup>  
 ALFRESCO FLOOR AREA - 14.36m<sup>2</sup>



SCHEDULE OF AREAS (DWELLING 02)

LIVING FLOOR AREA - 162.38m<sup>2</sup>  
 LIGHT COURT FLOOR AREA - 12.14m<sup>2</sup>  
 GARAGE + L'DRY FLOOR AREA - 23.76m<sup>2</sup>  
 ALFRESCO FLOOR AREA - 13.92m<sup>2</sup>

## LOCAL INFORMATION

Nestled in the highly regarded bayside suburb of Chelsea Heights, this home is surrounded by a strong mix of lifestyle and everyday amenities. Chelsea Station on the Frankston line is within easy reach, offering direct rail access to Melbourne's CBD, while nearby bus routes support local travel. The Chelsea shopping precinct along Nepean Highway provides supermarkets, cafés, takeaway options and essential services, complemented by Chelsea Heights Shopping Centre for everyday convenience. For larger retail needs, Southland Shopping Centre is easily accessible by car.

The area is well known for its access to open space, with Chelsea Bicentennial Park, Edithvale–Seaford Wetlands and coastal walking tracks nearby, supporting an active, outdoor lifestyle. Chelsea Beach is also close by, offering bayside recreation and relaxed seaside spaces. Local medical clinics are readily available, with Frankston Hospital within a comfortable drive. The location combines coastal appeal, green spaces and strong transport connections within a quiet, established residential neighbourhood.

