



CALL 1300 452 732

22 Presentation Boulevard, Winter Valley

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Smart, accessible living in a peaceful neighbourhood

Welcome to this thoughtfully designed 1-bedroom villa, the perfect blend of comfort, privacy and modern living.

With an open-plan layout, high-quality finishes and accessible features throughout, this home is built for people who want to live independently with ease. Enjoy a private courtyard, modern kitchen, and a bedroom that's spacious, light-filled, and fitted with built-in robes.

Equipped with smart assistive technology, climate control, and provision for hoist installation and backup power, every detail is tailored for High Physical Support needs. Whether you're relaxing at home or heading out to explore the local area, you'll find life here effortless, comfortable and connected.

To help you settle in, **Guardian Living is offering one month rent-free and offering moving costs and furniture too.**

PROPERTY INFORMATION

Eligibility: NDIS participant eligible for SDA funding

Property type: One bedroom villa

Inspect: Personal walkthrough by appointment

SDA funding required: \$41,000 per annum minimum

Rent: \$227 per week (approx.)

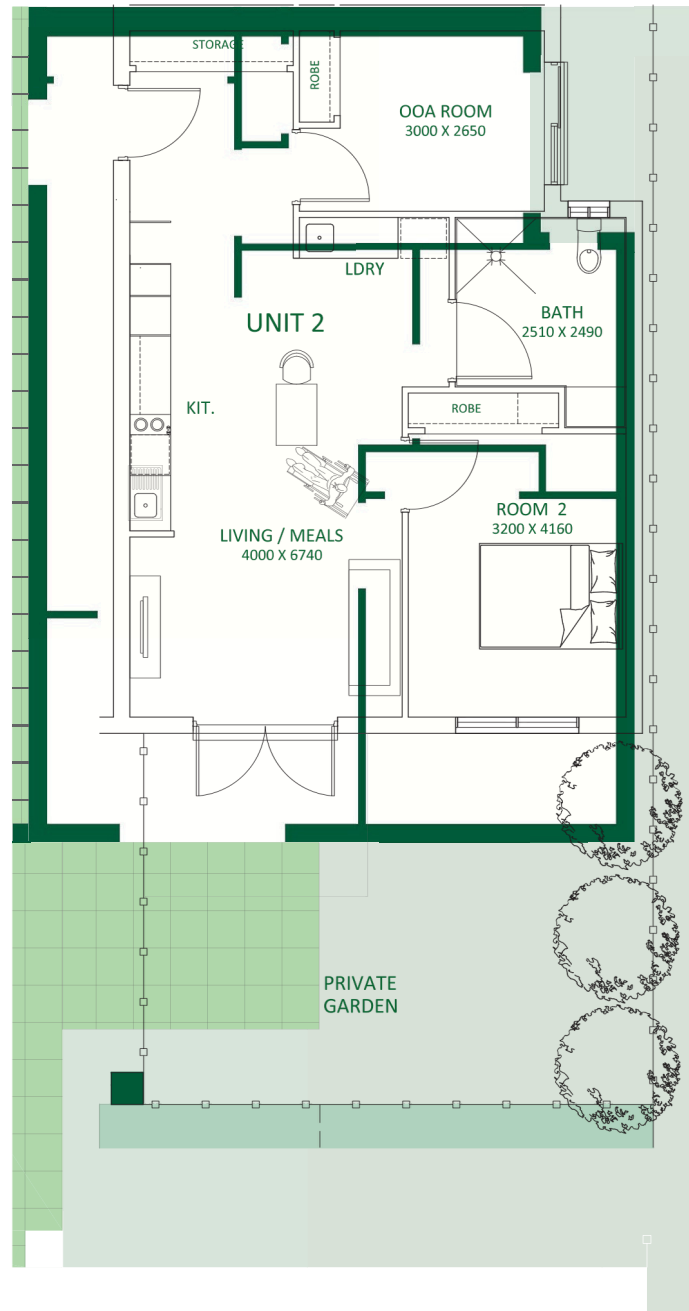
SDA design standard: High Physical Support

Shared on-site support: Yes

PROPERTY FEATURES

- › Secure entry
- › Open plan living, kitchen and meals area
- › Provision for hoist and assistive technology
- › Split system heating and cooling
- › Well-appointed kitchen
- › Master SDA bedroom with built in robe
- › Second generous-sized room
- › Bright and open courtyard
- › 2-hour back-up power supply

FLOORPLAN



*Floor plan may vary slightly for each villa.

LOCAL INFORMATION

Enjoy the best of both convenience and calm in Winter Valley. Just minutes away, Delacombe Town Centre provides supermarkets, retail stores, cafés and essential services, making daily errands easy and enjoyable. For fresh air and relaxation, nearby parks like Winterfield Park and Victoria Park offer peaceful spaces to unwind. Ballarat Base Hospital and local medical centres are within easy reach, along with a variety of allied health services to support your wellbeing.

With accessible transport options and a welcoming community, everything you need is close at hand.

