



CALL 1300 452 732



# 36 Mootwingee Crescent, Shepparton North

A delightful home in a new estate

Each tenant will have:

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This unique property features a house design maximising independent living, with a balanced shared environment and structured private spaces. Sun-filled and spacious, it includes fully accessible bedrooms with private ensuites, technology-ready infrastructure, and separate entrances for two tenants, each having access to their own private living spaces.

An extra-large shared living and kitchen area encourages interaction, while a separate space for onsite support ensures support is always nearby. The shared laundry offers generous space for concurrent use by all tenants, as does a rear yard perfect for year-round use.

Situated in a newly-built estate, it combines modern amenities with a thoughtful layout to support a comfortable and independent lifestyle.

## 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 bedroom with built-in robes
- › High-quality build with premium fixtures and fittings
- › Two private living rooms plus a third shared living space
- › Solar panels for energy efficiency
- › Split system heating and cooling
- › Assistive technology and 2 hour backup power supply

## FLOORPLAN

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## LOCAL INFORMATION

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Situated in a newly- built estate, Mootwingee Crescent has convenient access to everyday amenities and essential services, including Shepparton Marketplace and the Central Avenue retail precinct, offering supermarkets, major retailers and everyday services.

The area is serviced by local bus routes connecting residents across Shepparton, with Shepparton Railway Station providing regional rail access. Health services are nearby, including Goulburn Valley Health, along with local medical clinics, pharmacies and allied health providers.

Residents can also access nearby outdoor spaces, including local parks, shared walking paths and the Goulburn River precinct, supporting time outdoors as part of everyday routines. With shops, transport, health services and open spaces within reach, it offers a practical and well-connected location for day-to-day living.

