

CALL 1300 452 732

# 14 Bottle Tree Drive, Merbein

Relaxed regional living with services nearby

Each tenant will have:



Set in a quiet Merbein pocket, this thoughtfully designed 3-bedroom High Physical Support home with Onsite Overnight Assistance offers a balance of independence, comfort and reliable support.

The layout centres around an open-plan kitchen, dining and living area that is easy to move through and use day to day. Large openings connect this space directly to a covered alfresco, creating a natural extension for fresh air, quiet time or spending time with others. The kitchen is positioned for both visibility and functionality, supporting everyday routines with ease.

Each bedroom includes its own ensuite, giving tenants privacy and control over their own space, while still being part of a shared home environment. A separate OOA area is positioned to ensure support is close by when needed, without interrupting daily life.

With easy access to local shops, health services and everyday essentials, this home supports a calm, connected lifestyle within a welcoming regional community.

## PROPERTY INFORMATION

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

**Property type:** 3 bed house + OOA

**Inspect:** Enquire now

**SDA funding required:** Negotiable

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

**SDA design standard:** High Physical Support

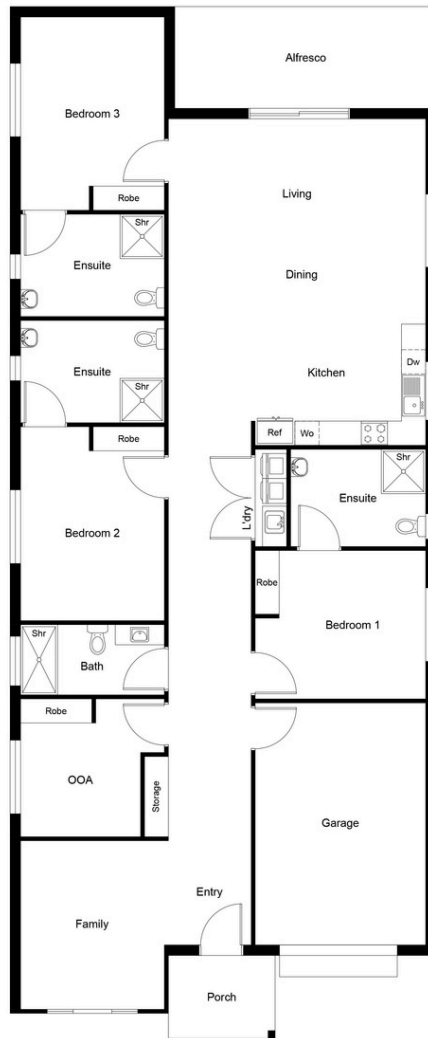
**SIL Support Provided:** Yes

## PROPERTY FEATURES

- › SDA bedrooms with ensuites
- › High-quality build with premium fixtures and fittings
- › Spacious layout with multiple zones for shared and private living
- › Split system heating and cooling
- › Provision for hoist and assistive technology
- › 2-hour backup power supply

## FLOORPLAN

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## LOCAL INFORMATION

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Set in a quiet pocket on Bottle Tree Drive, this home offers easy access to everyday essentials while maintaining a calm regional feel. Calder Highway is close by, providing a direct connection into Mildura, while local roads support straightforward travel through Merbein and surrounding areas.

Merbein's main shopping strip along Commercial Street is approximately 3–5 minutes away, with a local supermarket, pharmacy, post office and cafés supporting day-to-day needs. For larger shopping trips, Mildura Central and the Fifteenth Street retail precinct are around 10–15 minutes' drive, offering Coles, Woolworths, Kmart, dining options and key services.

For outdoor space, Kenny Park and other local reserves are nearby, offering open green areas and pathways that are generally flat and easy to navigate. The Murray River and surrounding walking tracks are also within a short drive, supporting access to nature and relaxed outdoor time. Merbein Medical Centre and local GP clinics are within 5 minutes, with a range of allied health providers located throughout Mildura.

