



CALL 1300 452 732

# 150 Rowans Road, Moorabbin

**Lifestyle Convenience in a Connected Bayside Location**

**Each tenant will have:**

1  1  1 

Located in coveted Moorabbin, this boutique development features two purpose-built 3-bedroom homes, carefully designed to support accessible shared living without compromising on privacy, comfort or independence.

Each residence includes three generously sized participant bedrooms, all with private ensuites, as well as a dedicated OOA room for 24/7 support. The layout separates private bedroom zones from shared living spaces, helping create a calm and functional home environment.

At the centre of each home, spacious open-plan kitchen, dining and living areas provide an accessible space for daily living, social connection and support. Additional lounge areas and internal courtyards introduce natural light and create quieter breakout spaces throughout the home.

Residents will also enjoy private alfresco areas, secure garages with internal access, wide circulation pathways and thoughtfully designed accessible bathrooms tailored to High Physical Support living.

Designed with both functionality and liveability in mind, these homes balances independence, support and everyday comfort.

## PROPERTY INFORMATION

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

**Property type:** 2 x 3 bed house + OOA

**Inspect:** Enquire now

**SDA funding required:** \$56,800 per annum

**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 and BIRs
- › High-quality build with premium fixtures and fittings
- › Separate laundry and garage with internal access
- › Split system heating and cooling
- › Provision for hoist and assistive technology
- › 2-hour backup power supply
- › Separate laundry facilities

## FLOORPLAN

---



## LOCAL INFORMATION

---

Positioned within Melbourne's sought-after bayside corridor, this development offers convenient access to a broad range of lifestyle, healthcare and community amenities that support accessible and connected living.

Residents are located just minutes from Moorabbin Station, providing direct train access to the Melbourne CBD and surrounding suburbs, while nearby bus services and major arterial roads including Nepean Highway, Warrigal Road and South Road make day-to-day travel simple and convenient. Westfield Southland is also close by.

The surrounding area features a strong network of healthcare and wellbeing services, including Moorabbin Hospital, local medical clinics, allied health providers and rehabilitation services. Recreation and community amenities include the Danny Frawley Centre, Waves Leisure Centre and Karkarook Park.

Nearby cafés, local shopping precincts and community hubs further contribute to a vibrant and well-supported neighbourhood, making the location ideally suited to long-term SDA living focused on independence, accessibility and quality of life.

