



CALL 1300 452 732

## 502 Riverside Avenue Mildura

A calm, connected home designed for shared living

Each tenant will have:

1  1  1 

This purpose-built 3-bedroom High Physical Support home with Onsite Overnight Assistance (OOA) has been designed for shared living, while still giving each tenant their own space.

The layout is clear and easy to move through, with a natural separation between shared and private areas. At one end of the home, an open-plan kitchen, living and dining area creates a central place for everyday routines, with direct access to an alfresco area for time outdoors.

Bedroom 1 sits closer to the main living area and includes its own ensuite. Bedrooms 2 and 3 are positioned along a separate hallway, each with built-in robes and their own ensuites. This supports both privacy and independence.

A dedicated OOA room is located toward the front of the home, alongside a separate breakout space, so support is close by when needed, while still maintaining a clear sense of separation.

The home also includes a double garage and practical storage throughout.

### PROPERTY INFORMATION

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

**Property type:** 3 bedroom home + OOA

**Inspect:** Personal walkthrough by appointment

**SDA funding required:** \$51,800 per annum minimum

**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 and ensuites
- › Lock up double garage
- › Open-plan living, kitchen and meals
- › Covered outdoor entertainment area
- › Separate laundry
- › Separate family or breakout room
- › 2 hour backup power supply

## FLOORPLAN

---



FLOOR PLAN

## LOCAL INFORMATION

---

The home offers convenient access to everyday essentials within a well-connected regional setting. Mildura Central and the Fifteenth Street shopping precinct are both within a short drive, providing step-free entry, accessible parking and access to supermarkets, pharmacies, retail and cafés.

Mildura Base Public Hospital is approximately 10 minutes away, with nearby GP clinics, allied health services and pharmacies supporting consistent access to care. The area is serviced by Mildura's local bus network, with accessible stops along main roads and low-floor buses supporting flexible travel.

For time outdoors, the Murray River is close by, with flat, paved walking paths and accessible public spaces. Local parks and open green areas also provide easy options for fresh air and routine activities.

