

CALL 1300 452 732

81 Riverside Avenue, Mildura

Sun-filled living, close to the Murray River and local favourites

Each tenant will have:



This 3-bedroom High Physical Support home is designed around how people actually move through their day.

The layout creates a natural rhythm between shared and private spaces. The kitchen connects easily to the main living area, while still allowing room to move independently. From here, the living space opens out to a covered outdoor area, offering a simple way to go outside, get fresh air or spend time with others. Each bedroom is set up to feel like its own space, with an ensuite and enough room to personalise. The separation between rooms means shared living does not feel constant.

The Onsite Overnight Assistance (OOA) space is positioned to be close by, without feeling front of mind. Support is there when it is needed, while the home continues to feel like your own.

Set within Mildura's westside, this is a neighbourhood where things feel steady and familiar. The river is close by, along with the everyday places you rely on, from shops to health services. It is a location that supports routine, connection and a sense of ease.

EMAIL info@guardianliving.com.au

PROPERTY INFORMATION

Eligibility: NDIS participant eligible for SDA funding

Property type: 3 bed house + OOA

Inspect: Enquire now

SDA funding required: \$51,800

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
- › Outdoor living for year round enjoyment
- › Split system heating and cooling
- › Provision for hoist and assistive technology
- › 2-hour backup power supply

See more: guardianliving.com.au

FLOORPLAN



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LOCAL INFORMATION

Set in a well-connected pocket of Mildura, this address offers easy access to both the Murray River and everyday essentials. Riverside walking tracks and open green spaces are just a few minutes away, making it easy to get outdoors or spend time along the water. Mildura Central Shopping Centre is approximately 2.5 km away, with Coles, Kmart, cafés and everyday services, while Mildura's CBD sits around 3.5 km from home, offering additional dining, retail and community facilities. Local bus routes run through the surrounding streets, supporting day-to-day travel.

For healthcare, GP clinics and pharmacies are close by, with Mildura Base Public Hospital located approximately 5 km away. Nearby schools, parks and sporting facilities add to the sense of a settled, well-connected neighbourhood.

