



CALL 1300 452 732

# 17 Wood Street, Long Gully

Modern SDA Living in the Heart of Long Gully  
Each tenant will have:

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This brand-new development features two contemporary 3-bedroom homes, purpose-built to deliver high-quality, functional living for tenants seeking a supportive and connected community setting.

The spacious floorplans include generous open-plan living and dining areas, modern kitchens with accessible layouts, private ensuites, dedicated storage spaces and inviting outdoor alfresco areas designed to encourage relaxation, social connection and everyday enjoyment. A second living zone creates flexibility and functionality while a dedicated laundry and storage make for easy living. Each home also includes a dedicated Onsite Overnight Assistance room, allowing for responsive 24/7 support.

Built using best-practice modular construction methods, these homes showcase high-quality finishes, functional accessibility features and carefully planned spaces that support the evolving needs of SDA tenants.

## PROPERTY INFORMATION

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

**Property type:** 2x3 bed shared house + OOA

**Inspect:** Personal walkthrough by appointment

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

- › Bedrooms with BIRs and ensuites
- › High-quality build with premium fixtures and fittings throughout
- › Private outdoor alfresco area
- › Split system heating and cooling for year-round comfort
- › Assistive technology provisions including hoist readiness and 2-hour backup power supply

## FLOORPLAN

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## LOCAL INFORMATION

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Located in Long Gully within Bendigo, the property is positioned just a few minutes from the Bendigo CBD, providing very quick access to major shopping, healthcare and community services. Residents are close to Bendigo Marketplace, Hargreaves Mall and Strath Village, where supermarkets, pharmacies, banks, cafés and retail stores are all available within a short drive.

Healthcare is well supported in the area, with Bendigo Health hospital precinct, local GP clinics and allied health services all within approximately 5–10 minutes' travel. The location also benefits from nearby parks and recreation areas including Long Gully Recreation Reserve and surrounding open spaces.

Public transport routes run through Long Gully and nearby suburbs. This makes it easy for residents to attend appointments, engage in community activities and maintain independence while staying well connected.

