

CALL 1300 452 732

38 Mabel Avenue, Mildura

More Than a Home, A Place to Belong in Mildura

Each tenant will have:

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Designed to promote independence, comfort and connection, this contemporary three-bedroom home offers a welcoming environment where residents can enjoy both privacy and shared living. Each resident has their own spacious bedroom with a private ensuite, creating a personal retreat while supporting dignity and choice in everyday life.

At the heart of the home, the open-plan kitchen, dining and living area provides a bright and inviting space for cooking, socialising and relaxing. Large communal areas encourage connection between housemates, while the adjoining alfresco area extends the living space outdoors, providing an ideal setting for enjoying fresh air and spending time with family and friends.

The home also includes dedicated storage, a secure garage, laundry facilities and a separate Overnight Onsite Assistance (OOA) room. The thoughtfully positioned OOA accommodation allows support to be available when required while maintaining residents' privacy and independence.

Every aspect of the design has been carefully considered to create a comfortable, functional and contemporary home that supports residents to live with confidence and enjoy a high quality of life.

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

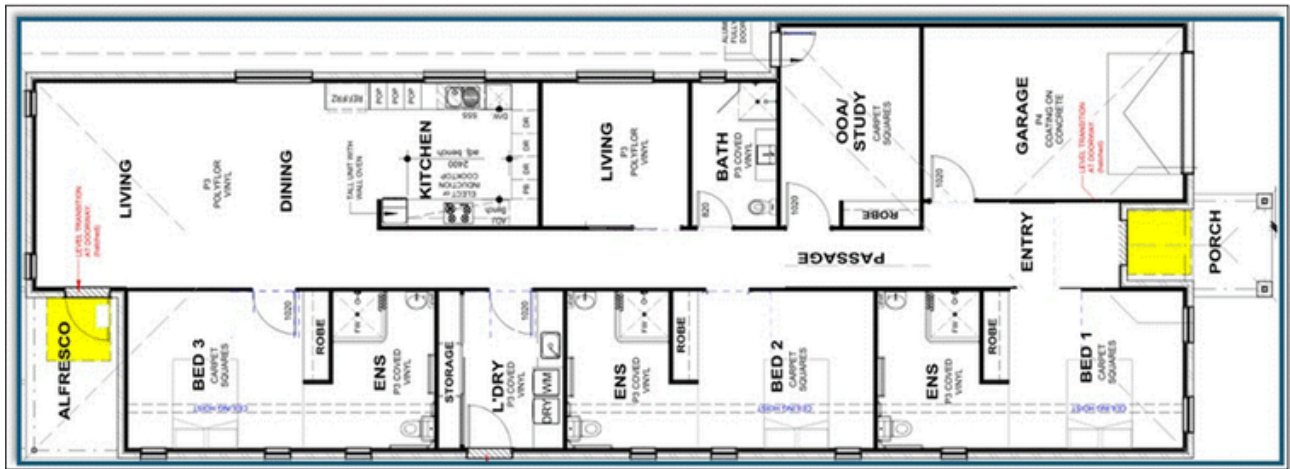
SDA design standard: High Physical Support

SIL support provided: Yes

PROPERTY FEATURES

- › SDA bedroom with built-in robes and ensuites
- › Large kitchen with storage
- › Open-plan living, kitchen and meals
- › Covered outdoor entertainment area
- › Separate laundry
- › Secure double garage
- › 2 hour backup power supply

FLOORPLAN



LOCAL INFORMATION

Conveniently located within easy reach of Mildura's key amenities, this home offers access to a wide range of services, recreation and community destinations. Mildura Central Shopping Centre and the Fifteenth Street retail precinct are just a short drive away, providing supermarkets, pharmacies, cafés, banking services and everyday essentials in one convenient location.

The nearby Mildura Sporting Precinct, local parks and the Murray River riverfront offer welcoming spaces to enjoy fresh air, connect with others and participate in community activities. Many of these destinations feature sealed pathways, open spaces and easy access, making it simple to enjoy the outdoors and explore the local area.

Healthcare and wellbeing services are also close by, including Mildura Base Public Hospital, medical centres, allied health providers and pharmacies. The surrounding road network provides straightforward travel throughout Mildura, while nearby community facilities, libraries and social hubs create opportunities to stay connected and engaged. Combining convenience, accessibility and lifestyle, this location supports residents to enjoy greater independence and make the most of everything Mildura has to offer.

