

CALL 1300 452 732

# 40 Mabel Avenue, Mildura

**Live Independently. Connect Meaningfully.  
Feel at Home in Mildura**

**Each tenant will have:**

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Located in the heart of Mildura, this thoughtfully designed residence combines modern comfort with a lifestyle that embraces connection, independence and wellbeing. Surrounded by the region's renowned natural beauty, vibrant community amenities and relaxed riverside atmosphere, the home offers an ideal setting for residents to enjoy both privacy and engagement with their local community.

Featuring three spacious bedrooms, each with a private ensuite and built-in robe, the home provides a comfortable balance of personal space and shared living. The expansive open-plan kitchen, dining and living area creates a welcoming hub for everyday life, while a dedicated office or multipurpose room offers flexibility for work, study or recreation.

A covered alfresco area extends the living space outdoors, taking advantage of Mildura's sunny climate and encouraging year-round enjoyment. Complete with a garage with internal access, separate laundry, generous storage and a practical single-level layout, the home has been carefully designed to support accessibility, convenience and contemporary living.

Blending functionality, style and a strong sense of community, this residence offers a welcoming place to live, connect and thrive in one of regional Victoria's most sought-after locations.

## 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
- › Two living spaces
- › Open-plan living, kitchen and meals
- › Covered outdoor entertainment area
- › Separate laundry
- › Garage with internal access
- › 2 hour backup power supply

## FLOORPLAN

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## LOCAL INFORMATION

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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.

