

CALL 1300 452 732

# 134 Everingham Street, Swan Hill

A new standard of accessible living in Swan Hill

Each tenant will have:

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Discover spacious, contemporary living in Guardian Living's thoughtfully designed three-bedroom houses in Swan Hill. Built to High Physical Support standards, each home has been planned to offer the right balance of privacy, independence and welcoming shared spaces.

The floor plan features three generous 4m x 4m bedrooms, each with its own private ensuite, creating a personal retreat for every resident.

At the heart of the home is an expansive 8m x 4m living area, flowing into the dining space, accessible kitchen and outdoor alfresco area – ideal for relaxing, entertaining or spending time with family and friends.

A separate lounge provides a second living zone, while a dedicated nook offers another quiet space away from the main living areas. The design also incorporates generous storage, an accessible laundry and a dedicated OOA room.

With generous proportions and multiple living spaces, these homes are designed for comfortable, connected and independent everyday living.

## PROPERTY INFORMATION

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

**Property type:** Two x 3 bed homes + OOA

**Inspect:** Personal walkthrough by appointment

**SDA funding required:** \$54,200 per annum minimum

**Rent:** 25% of DSP, 25% of pension supplement and 100% of Commonwealth Rental Assistance

**SDA design standard:** High Physical Support

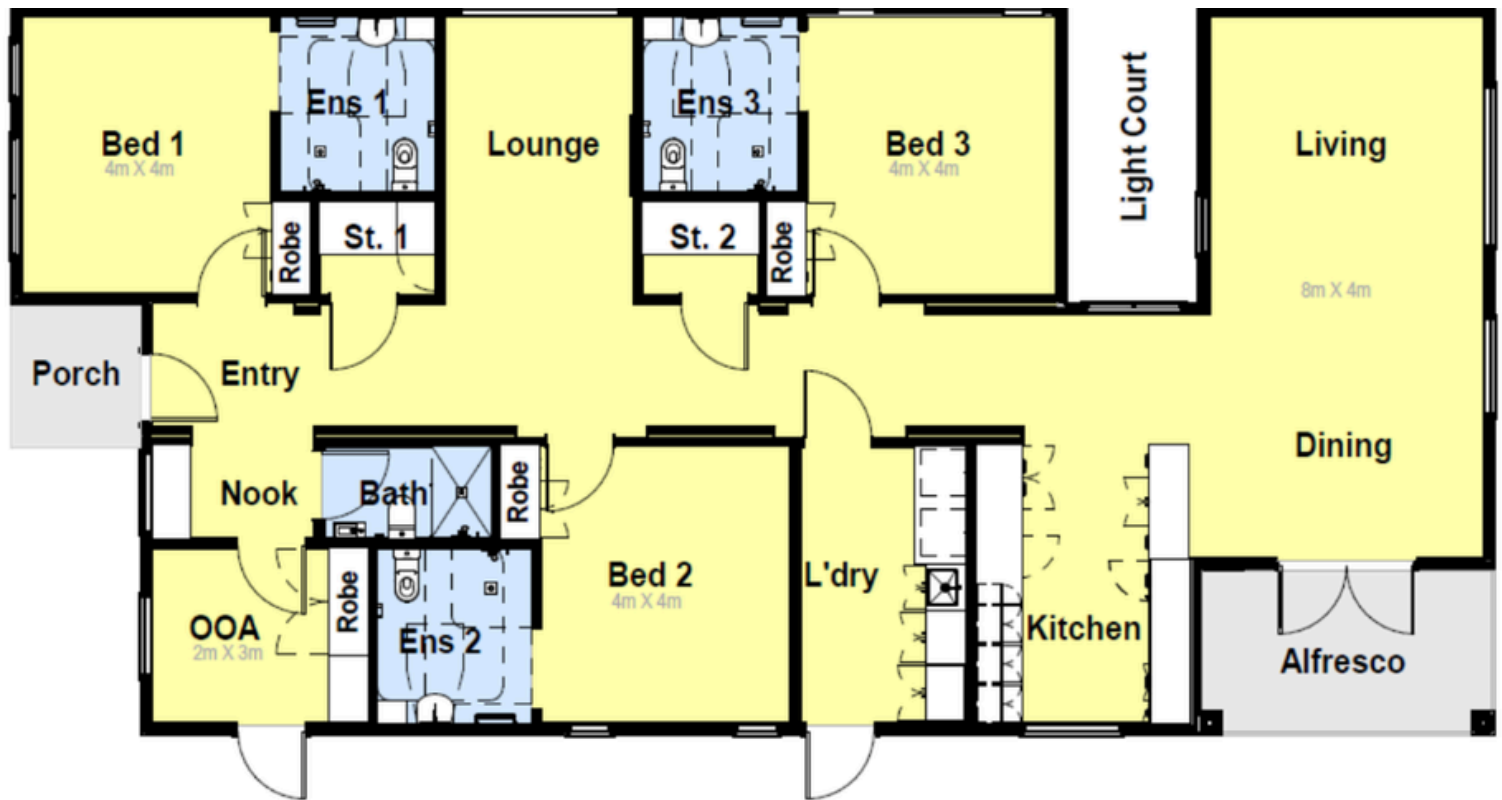
**SIL Support Provided:** Yes

## PROPERTY FEATURES

- › SDA bedrooms with built-in robes
- › Dedicated Onsite Overnight Assistance
- › Separate laundry
- › Separate second lounge for additional privacy and flexibility
- › Spacious open-plan living and dining
- › Outdoor alfresco area for relaxing and entertaining
- › 2-hour backup power supply

## FLOORPLAN

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## LOCAL INFORMATION

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The homes enjoy a central Swan Hill setting with everyday essentials within easy reach. Residents have convenient access to Coles Swan Hill and Woolworths Swan Hill on Beveridge Street, as well as ALDI on the corner of Rutherford and Campbell Streets.

Healthcare is also close by, with Swan Hill District Health on Splatt Street and Swan Hill Primary Health Medical Centre on McCrae Street.

The location provides easy access to Swan Hill's established town centre, local shops, cafés, services and community facilities, making it simple to stay connected and enjoy everyday life. Everingham Street offers the convenience of central living while retaining the relaxed pace and sense of community that makes Swan Hill such an appealing regional place to call home.

