

CALL 1300 452 732

# 59 Kluver Street, Bald Hills

**Built for Independence, Designed for Everyday Living**

**Each tenant will have:**

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These three robust villas have been thoughtfully designed to provide a safe, comfortable and welcoming home environment that supports independence while offering peace of mind for residents, families and support networks. Combining durable construction with contemporary design, every element of the home has been carefully considered to create a space that is both practical and inviting.

The spacious open-plan kitchen, dining and living area forms the heart of the home, creating a bright and connected space for everyday living. Whether preparing meals, entertaining visitors or simply relaxing, the layout promotes comfort, accessibility and ease of movement throughout. The modern kitchen features generous storage, quality appliances and ample bench space, making daily routines both functional and enjoyable.

The resident bedroom has been designed as a private retreat, complete with a walk-in robe and ensuite. This dedicated space offers comfort, privacy and the opportunity to personalise the home, supporting residents to live with greater independence and choice. The thoughtful layout provides a clear separation between private and shared spaces, allowing residents to enjoy both connection and personal space when desired.

A dedicated Onsite Overnight Assistance (OOA) room is incorporated into the design, providing accommodation for support staff when required. Positioned to balance accessibility and privacy, the OOA space ensures support is available while maintaining the feeling of living in a home of your own.

Large sliding doors extend the living area to a covered outdoor pavilion, creating a seamless connection between indoor and outdoor spaces. This private outdoor area offers the perfect setting for entertaining, enjoying time with family and friends, or simply relaxing in the fresh air.

## PROPERTY INFORMATION

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

**Property type:** 3 x 1 bed villas

**Inspect:** Enquire now

**SDA funding required:** \$71,738 per annum minimum (negotiable)

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

**SDA design standard:** Robust

**SIL Support Provided:** Yes

## PROPERTY FEATURES

- › Low-maintenance single-level design
- › Covered front portico
- › High-quality build with durable fixtures and fittings
- › Secure single garage with internal access
- › Split system heating and cooling
- › Separate storage cupboard
- › Contemporary kitchen with pantry and dishwasher

## FLOORPLAN

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## LOCAL INFORMATION

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Located in a quiet residential pocket of Bald Hills, Kluver Street offers easy access to a range of everyday amenities that support a comfortable and connected lifestyle. Residents are just minutes from local shopping destinations including Bald Hills Village, Bracken Ridge Plaza and Strathpine Centre, where supermarkets, pharmacies, cafés, banking services and specialty retailers can all be found.

Healthcare services are readily available throughout the surrounding area, with local medical centres, allied health providers and pharmacies nearby. Larger hospitals, including The Prince Charles Hospital and St Vincent's Private Hospital Northside, are also within convenient driving distance.

The neighbourhood is well connected by public transport, with Bald Hills Train Station providing direct rail services to Brisbane CBD and surrounding regions. Nearby access to the Bruce Highway and Gateway Motorway also makes travel across Brisbane and to Brisbane Airport simple and convenient.

For those who enjoy spending time outdoors, the area features several local parks and green spaces, including Canterbury Park and the South Pine River foreshore, offering peaceful settings to relax and enjoy nature. With essential services, healthcare, transport and community amenities all close by, Kluver Street provides a practical and well-connected location for everyday living.

