

**CALL 1300 452 732**

# 28 Bellara Street, Bellara

## Coastal Living Designed for Independence

Each tenant will have:

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Set in the peaceful seaside community of Bellara on beautiful Bribie Island, these purpose-built one-bedroom Robust SDA villas offer an exceptional blend of accessibility, comfort and lifestyle. Each villa provides a spacious and welcoming home where residents can enjoy greater independence while receiving the support they need.

The thoughtfully designed homes feature oversized bedrooms with custom private ensuites, generous open-plan living areas and private outdoor spaces, creating a sense of comfort, privacy and freedom. Every detail has been carefully considered to support everyday living, with durable finishes, enhanced accessibility and pet-friendly accommodation allowing residents to truly feel at home.

Safety and support are seamlessly integrated throughout the development, with a fully separated Onsite Overnight Assistance (OOA) residence for support staff, emergency planning measures and fire sprinkler systems providing additional peace of mind for residents, families and support networks. Sustainability has also been prioritised through independent energy assessments, resulting in features such as solar panels and enhanced insulation to improve comfort and reduce ongoing household costs.

Beyond the home itself, residents can enjoy a range of premium shared amenities, including a fully accessible magnesium salt swimming pool and a secure communal BBQ area designed to encourage relaxation, recreation and social connection. Backing directly onto parkland and bushland, the property offers a tranquil natural setting where residents can enjoy the outdoors and connect with their surroundings.

## PROPERTY INFORMATION

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

**Property type:** 2 x 1 bed villas

**Inspect:** Contact for appointment

**SDA funding required:** \$68,078 per annum minimum (negotiable)

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

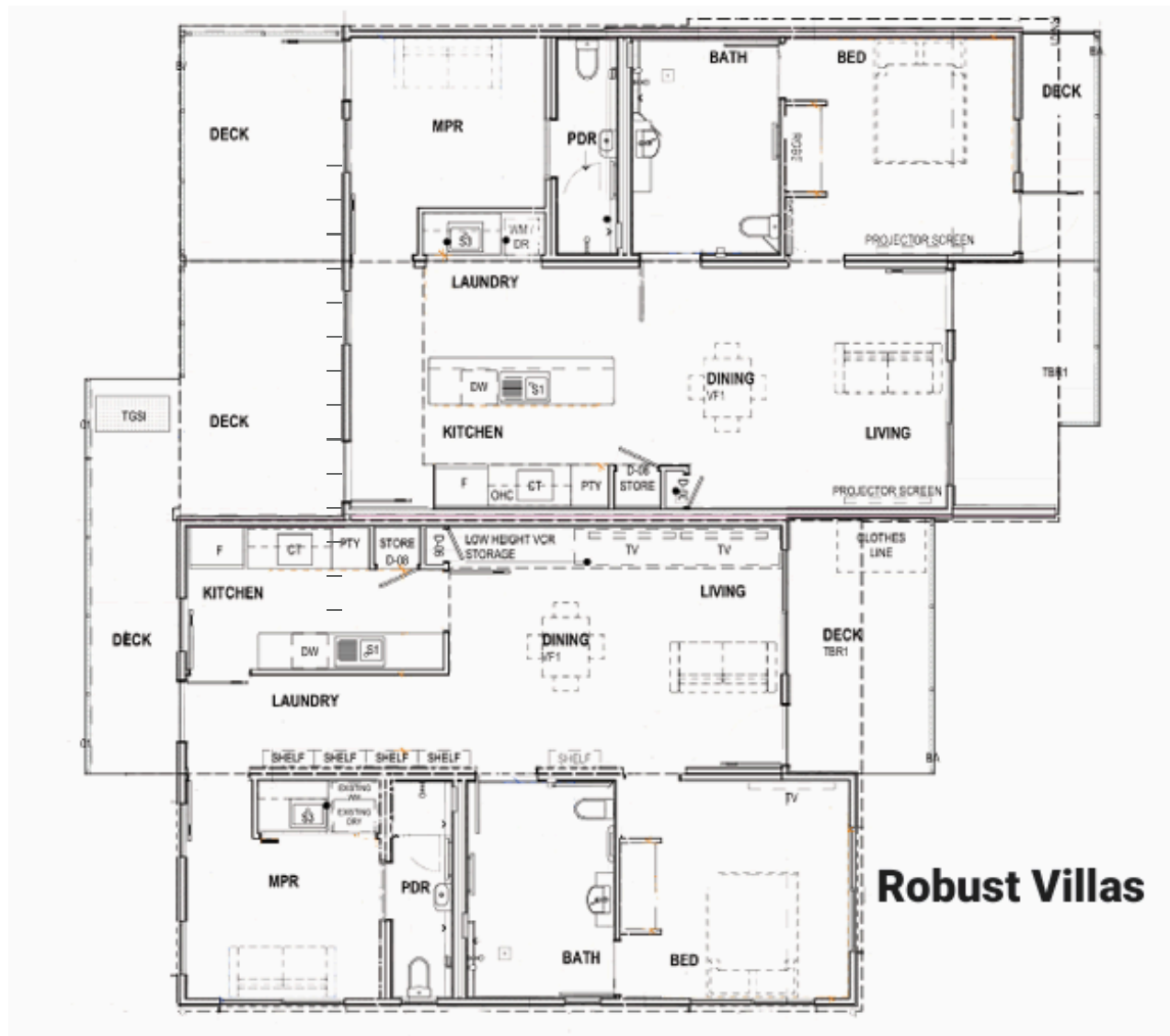
**SDA design standard:** Robust

**SIL support provided:** Yes

## PROPERTY FEATURES

- › Flexible multi-purpose room for hobbies, relaxation, visitors or individual support
- › Secure, fenced private courtyard
- › Direct access to landscaped communal outdoor spaces
- › Split system heating and cooling
- › Durable fixtures and fittings selected to withstand higher everyday use
- › Easy access for support staff while maintaining resident privacy
- › Luxury communal facilities inc. accessible pool and BBQ area

## FLOORPLAN



## LOCAL INFORMATION

Bellara offers the perfect combination of coastal tranquillity and everyday convenience. Residents are within easy reach of Bellara Beach, the Pumicestone Passage waterfront, and the popular Sunset Pier, providing opportunities for fishing, walking, boating and enjoying the island lifestyle. Everyday shopping needs are catered for at Bribie Island Shopping Centre in neighbouring Bellara and Bongaree, with major supermarkets including Woolworths and a range of specialty retailers nearby. The area is well serviced by healthcare providers, with local GP clinics, pharmacies, allied health services and Bribie Island Satellite Hospital all within a short drive. Residents can also enjoy a variety of local cafés, restaurants and community facilities, including the Bribie Island Library, Bribie Island Aquatic Leisure Centre, parks, playgrounds and accessible recreational spaces. With public transport connections, community services and essential amenities close by, Bellara offers a relaxed and connected lifestyle in one of South East Queensland's most sought-after coastal locations.

