

CALL 1300 452 732

1/189 Kerrigan Street, Frenchville

**Spacious 1-Bedroom High Physical Support Villa
with Pool and BBQ Facilities**

Each tenant will have:

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Experience contemporary living in this beautifully designed 1-bedroom villa. Purpose-built to support independence, accessibility and comfort, this modern house provides a functional and inviting place to call home.

The spacious open-plan kitchen, dining and living area offers plenty of room to relax, entertain or enjoy everyday living. The contemporary kitchen features ample storage, accessible design elements and quality appliances.

The generous bedroom includes built-in storage and direct access to a fully accessible ensuite, while a second accessible bathroom provides added convenience. A separate multipurpose room offers flexibility for hobbies, therapy, a home office or overnight support arrangements.

Enjoy outdoor living on the large private patio, or make use of shared community amenities including a swimming pool and BBQ area.

EMAIL info@guardianliving.com.au

PROPERTY INFORMATION

Eligibility: NDIS participant eligible for SDA funding

Property type: One bed villa + OOA

Inspect: Personal walkthrough by appointment

SDA funding required: \$83,285 per annum negotiable

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

SDA design standard: High Physical Support

SIL Support Provided: BYO

PROPERTY FEATURES

- › SDA bedroom with ensuite and BIRs
- › Separate second accessible bathroom with shower
- › Separate laundry
- › Garage with internal access
- › Spacious open-plan living and dining area
- › Separate multipurpose room
- › Communal pool and BBQ

See more: guardianliving.com.au

FLOORPLAN



LOCAL INFORMATION

Kerrigan Street benefits from convenient access to a range of key amenities, making it a well-connected residential location within Frenchville. Public transport routes operating along nearby major roads provide connections to Rockhampton's city centre, health services and shopping precincts.

Residents can access everyday shopping and services within a few minutes at Frenchville Shopping Centre and Dean Street retail precinct, which offer a supermarket, pharmacy, medical practices, cafés and other essential services. Larger shopping, dining and professional services are available at Stockland Rockhampton, approximately a 10-minute drive away. Rockhampton Hospital and a range of allied health providers are also readily accessible from the area.

Frenchville Sports Club, local parks, playgrounds and sporting fields are all situated nearby as is Mount Archer National Park. This includes the Nurim Circuit Elevated Boardwalk.

