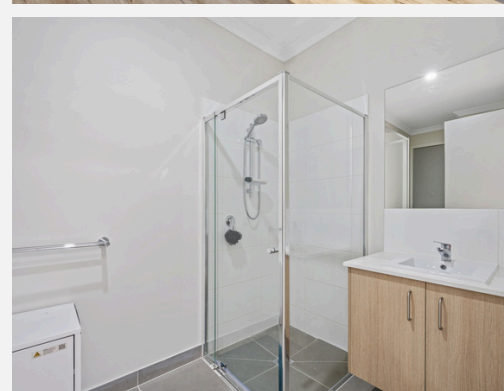




CALL 1300 452 732

11a Gloria Avenue, Dandenong

Secure, calm and built for your independence

Each tenant will have:

1  1  1 

This purpose-built 1-bedroom Robust SDA villa in vibrant Dandenong offers a calm, secure setting for people with complex behavioural support needs.

Enjoy a spacious bedroom with built-in storage and private bathroom, plus a modern open-plan kitchen, living and dining area. The home features impact-resistant materials, reinforced fittings, an easy-use layout, and access to a patio, designed for low-stimulation, comfortable living. There is also a separate laundry with accessible layout.

The home is finished with a quiet breakout space to support regulated, low-stimulation living. Onsite Overnight Assistance and assistive technology readiness ensure the right supports are in place when needed.

To help make your move even easier, Guardian Living is offering whitegoods and contributions to moving costs.

PROPERTY INFORMATION

Eligibility: NDIS participant eligible for SDA funding

Property type: 1 bedroom villa

Inspect: Contact for appointment

SDA funding required: \$69,542 per annum minimum (negotiable)

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

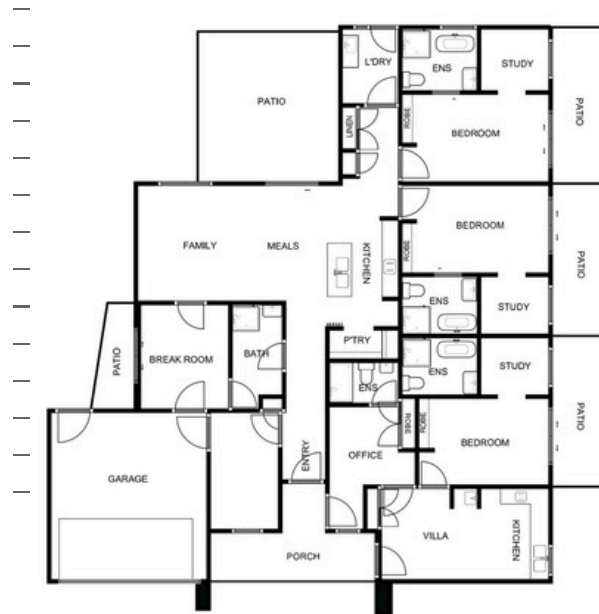
SDA design standard: Robust

SIL support provided: Yes

PROPERTY FEATURES

- › Secure entry
- › Open plan living, kitchen and meals area
- › Peaceful, low-traffic residential location
- › Split system heating and cooling
- › Smart home technology
- › 2-hour back-up power supply
- › Reinforced walls, fixtures and impact-resistant finishes

FLOORPLAN



11 & 11a Gloria Ave, Dandenong North

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

LOCAL INFORMATION

This home is ideally positioned just 5 minutes from Dandenong Plaza and Dandenong Market, offering access to major supermarkets, fresh food outlets and retail stores. Dandenong Hospital is only 2.5km away, while the nearby Dandenong Community Health Service and multiple GP clinics ensure support is always close at hand. For outdoor leisure, Ross Reserve and the Dandenong Oasis aquatic centre are within a 5-minute drive, offering accessible walking tracks, open green spaces, and recreational facilities. Bus routes 800, 802, and 804 run along nearby Stud Road, with Dandenong Station just 7 minutes away for direct train services into Melbourne CBD.

