

CALL 1300 452 732

12 Burns Street, Gol Gol

Where Contemporary Living Meets Country Charm

Each tenant will have:

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Bringing together generous living spaces, contemporary finishes and integrated support, this High Physical Support home offers a welcoming environment where three tenants can enjoy comfort, privacy and a place to truly feel at home. Every element has been carefully considered to create a residence that supports everyday independence while fostering connection through well-planned shared spaces.

The spacious open-plan kitchen, dining and living area provides a natural gathering place for meals, conversation and relaxation, while a separate family room offers the flexibility to enjoy quieter moments, entertain visitors or pursue personal interests. A well-appointed kitchen with a walk-in pantry provides ample storage and preparation space, and large sliding doors open onto a covered alfresco, extending the living area outdoors for year-round enjoyment.

Each of the three generously sized bedrooms has been designed as a private retreat, complete with a built-in robe and accessible ensuite. Practical features, including a central accessible bathroom, spacious laundry, dedicated storage and a secure garage, have been seamlessly integrated throughout the home to support day-to-day living while maintaining a contemporary residential feel.

A dedicated Onsite Overnight Assistance (OOA) room is discreetly incorporated into the floorplan, ensuring support is available whenever required while preserving the privacy and comfort of the tenant living areas.

Combining modern design with thoughtful functionality, this home offers a welcoming place where tenants can enjoy greater choice, independence and confidence in a setting that feels every bit like home.

PROPERTY INFORMATION

Eligibility: NDIS participant eligible for SDA funding

Property type: 3 bed house + OOA

Inspect: Enquire now

SDA funding required: \$54,917 per annum minimum (negotiable)

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 ensuites
- › High-quality build with premium fixtures and fittings
- › Secure garage with internal access
- › Split system heating and cooling
- › Provision for hoist and assistive technology
- › 2-hour backup power supply

FLOORPLAN



LOCAL INFORMATION

Nestled on the banks of the Murray River, Gol Gol offers a relaxed country lifestyle with the convenience of nearby Mildura just a short drive away. Known for its welcoming community, riverside setting and growing residential neighbourhoods, the township provides easy access to everyday essentials while maintaining the charm of regional living. Residents can enjoy picnics and walks at James King Park, spend time by the river or explore the local cafés, sporting facilities and community spaces.

Everything you need is within easy reach. Gol Gol has a local supermarket, pharmacy, medical services, primary school and preschool, while Mildura offers major shopping centres, hospitals, specialist healthcare, dining, entertainment and additional services just across the Murray River. The Sturt Highway provides convenient connections throughout the Sunraysia region, making travel for work, appointments or visiting family and friends simple and accessible.

