

CALL 1300 452 732

19 Alexander Street, Cranbourne

**Discover Premium 1-Bedroom SDA Villas in
Cranbourne – Designed for Independent Living**

Each tenant will have:

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Discover the perfect balance of independence and support in this beautifully designed SDA development in the heart of Cranbourne. Available to people with any level of SDA eligibility, these gorgeous villas include three 1-bedroom High Physical Support villas, each with a multi-use room or Onsite Overnight Assistance space. Plus, there's a dedicated fourth villa/office for care teams – creating a fully supported, community-focused environment.

Each of the villas is filled with natural light and thoughtfully laid out to promote accessible, independent living. Enjoy a custom-designed kitchen with generous storage for everyday ease, and open-plan living areas that flow seamlessly into a covered outdoor entertainment area, surrounded by landscaped gardens and accessible pathways.

To make your move even easier, Guardian Living is offering one month rent free, essential whitegoods including fridge, washer and dryer, plus contributions toward move-in costs and furniture.



PROPERTY INFORMATION

Eligibility: NDIS participant eligible for SDA funding

Property type: One bedroom villa

Inspect: Personal walkthrough by appointment

SDA funding required: \$73,944 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 bedroom with built-in robes
- › High-quality build with premium fixtures and fittings
- › Private courtyards, garages, and additional parking
- › Solar panels for energy efficiency
- › Split system heating and cooling
- › Provision for hoist and assistive technology
- › 2-hour backup power supply

FLOORPLAN



LOCAL INFORMATION

Cranbourne is a family-friendly suburb offering parks, recreational facilities and easy access to schools and shopping centres, making it a convenient place to live. Nearby amenities include the Cranbourne Park Shopping Centre, just 2 km away, which features major retailers like Kmart, Target, Coles and Harris Scarfe. Karingal Hub Shopping Centre, located 15 km northeast in Frankston, offers over 200 stores, a 12-screen Village Cinemas and a Goodlife Health Club.

For outdoor activities, the Royal Botanic Gardens Cranbourne, just 4 km away, showcases Australian native plants and walking trails, while Casey Fields, 3 km from the suburb, offers sports facilities for AFL, cricket and soccer. For transportation, Cranbourne Railway Station, located about 2.5 km away, offers regular train services to Melbourne's CBD, and the Djerring Trail, a 17 km scenic walking and cycling path, runs alongside the Cranbourne and Pakenham railway lines.

