



CALL 1300 452 732

37 Fairbairn Road, Cranbourne

**Live independently with comfort & support –
1-Bedroom SDA Villa with 1 Month Free Rent**

Each tenant will have:

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Guardian Living is managing these three thoughtfully designed Robust SDA villas, offering the ideal combination of privacy, durability and on-site support. Each self-contained home is available to people with any level of SDA eligibility and is purpose-built to support independent living for those with more complex needs, with a comfortable, sunlit layout and 24/7 support available when required.

Inside, you'll find a robust, accessible kitchen with generous storage and a double dish drawer, designed to simplify everyday tasks. The open-plan design flows into a covered patio and private courtyard—ideal for quiet time outdoors—while secure, landscaped gardens and wide, impact-resistant pathways contribute to a safe and welcoming environment.

Each villa is equipped with smart home technology, solar panels and advanced communication systems to enhance comfort and daily convenience. Additional features like reinforced walls, handrails and mobility-friendly layouts provide extra safety and peace of mind.

To make your move even easier, Guardian Living will provide essential electrical goods, including a TV, 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: \$69,542 per annum minimum (negotiable)

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

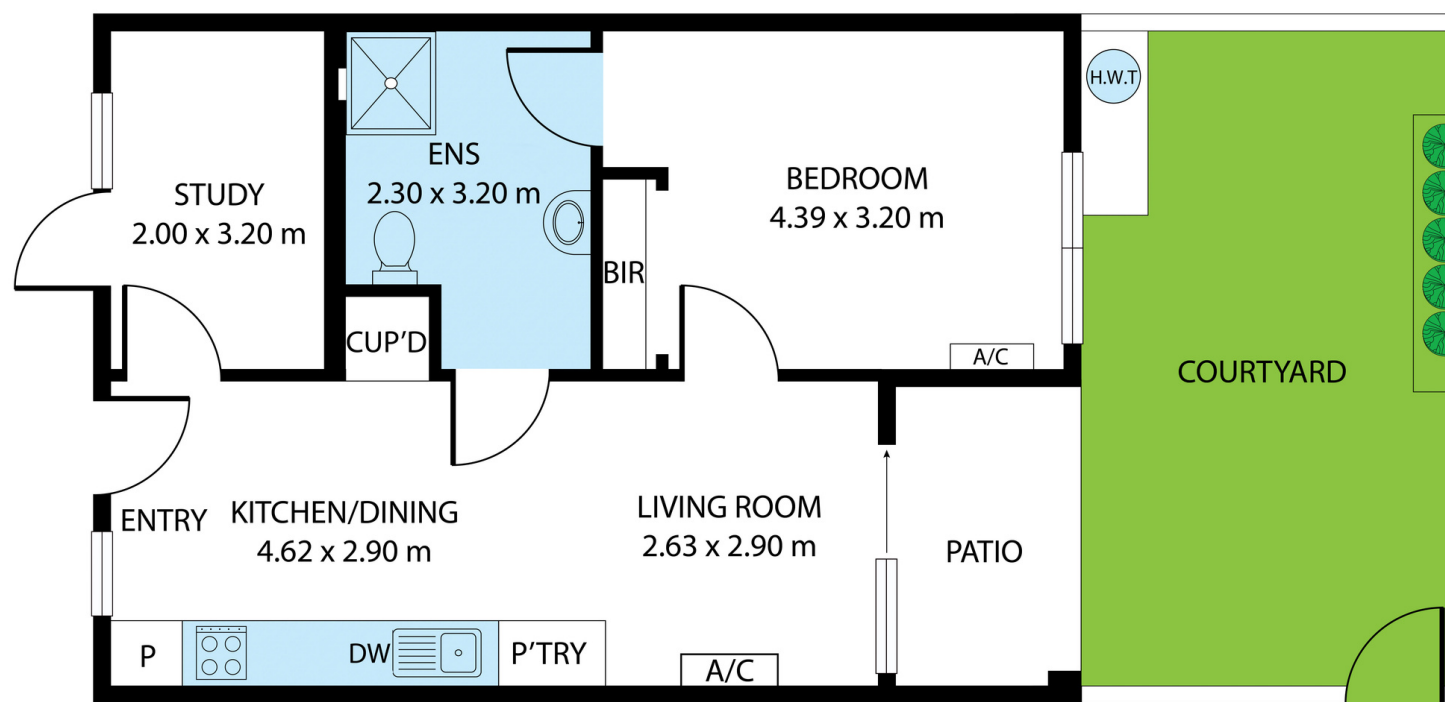
SDA design standard: Robust

SIL support provided: Yes

PROPERTY FEATURES

- › SDA bedrooms with built-in robes
- › High-quality build with premium fixtures and fittings
- › Open-plan living, kitchen and meals
- › Private courtyard
- › Split system heating and cooling
- › Garage
- › Durable features like reinforced walls
- › 2-hour backup power supply

FLOORPLAN



Unit 1/37 Fairbairn Road, Cranbourne, VIC, 3977
TOTAL APPROX. FLOOR AREA 51 SQ.M
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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.

