

CALL 1300 452 732

1 Holroyd Street, Boondall

Space, Style and Comfort in Boondall

Each tenant will have:



Bringing together generous proportions, thoughtful design and multiple living spaces, this contemporary home offers an environment where comfort, privacy and connection come naturally.

The heart of the home is the expansive open-plan kitchen, dining and living area. Complete with a large island bench, walk-in pantry and ample storage, the kitchen provides plenty of room for preparing meals, entertaining or spending time together. Natural light fills the shared living spaces, while the covered alfresco extends the home outdoors, creating another inviting area to relax or catch up with visitors.

Adding to the home's versatility is a dedicated media room, offering a separate space for watching movies, enjoying hobbies, spending quiet time or hosting family and friends. This additional living area gives residents greater choice in how they use the home, whether gathering together or enjoying a little extra space. Each of the three generously sized bedrooms includes a built-in robe and private ensuite.

A dedicated Onsite Overnight Assistance room is positioned separately from the resident bedrooms, allowing support to be available when required. An oversized double garage, central laundry, guest powder room and abundant storage complete a practical, well-appointed home designed to support comfortable living now and into the future.

EMAIL info@guardianliving.com.au

PROPERTY INFORMATION

Eligibility: NDIS participant eligible for SDA funding

Property type: 3 bed shared house + OOA

Inspect: Personal walkthrough by appointment

SDA funding required: \$63,316 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

- › Three spacious bedrooms, each with a built-in robe and private accessible ensuite
- › Covered private alfresco for outdoor entertaining and relaxation
- › Full laundry and secure garage
- › High-quality fixtures and finishes throughout
- › AT provisions, including hoist readiness and backup power supply

See more: guardianliving.com.au

FLOORPLAN



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LOCAL INFORMATION

Perfectly positioned in Brisbane's northern suburbs, Boondall combines a relaxed residential atmosphere with excellent access to everyday amenities, making it an ideal place to call home. Surrounded by parks, walking trails and established neighbourhoods, the suburb offers a welcoming community while remaining well connected to the wider Brisbane region. Residents can enjoy the natural beauty of the Boondall Wetlands, explore the nearby Sandgate Foreshore or take advantage of local cafés, shopping and recreational facilities.

Everything you need is close by, with Taigum Square and Westfield Chermside offering supermarkets, retail stores, dining and essential services. Boondall Train Station and local bus routes provide convenient public transport, while major roads make it easy to travel throughout Brisbane. Healthcare is well catered for with The Prince Charles Hospital, St Vincent's Private Hospital Northside and a range of medical centres nearby. The Brisbane Entertainment Centre is just minutes away for concerts and events, and Brisbane Airport is within easy reach for visiting family and friends or travelling further afield.

