

CALL 1300 452 732

# 170 -172 James Street, Redland Bay

**Private 1-Bedroom Robust Villa in Redland Bay**

**Each tenant will have:**

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Enjoy the privacy of your own purpose-built villa in Redland Bay, designed for people with Robust SDA funding who are looking for a comfortable home with space to live independently while having support close by.

The villa features a spacious bedroom with built-in robe and private ensuite, creating a comfortable and private retreat. The bedroom is positioned separately from the main living area, helping provide a greater sense of privacy and separation within the home.
At the centre of the villa is a generous open-plan kitchen, living and meals area, offering plenty of room for everyday living, dining and relaxing. The kitchen includes ample bench space, a pantry, dedicated appliance areas and an island-style layout that keeps the space open and connected to the adjoining living area.

A separate multi-purpose/OOA room provides valuable additional space away from the main living zone. This could be used as a breakout room, quiet retreat, activity space or flexible area depending on the tenant's individual needs and preferences.

The home also includes an additional shower and powder room, providing another practical bathroom option for visitors or support staff while preserving the privacy of the tenant's ensuite. A separate laundry area and dedicated storage add to the functionality of the home.

The living area connects directly to a large covered alfresco space, creating an easy transition between indoor and outdoor living. With plenty of room for outdoor seating or dining, it provides another comfortable space to relax, spend time with visitors or enjoy the outdoors.

## PROPERTY INFORMATION

**Eligibility:** NDIS participant eligible for SDA funding
**Property type:** One bed villa + OOA
**Inspect:** Personal walkthrough by appointment
**SDA funding required:** $68,810 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:** BYO

## PROPERTY FEATURES

› SDA bedroom with BIR and ensuite
› High-quality build with durable material
› Dedicated OOA room
› Open-plan kitchen, living and meals area
› Pantry and additional storage
› Separate powder room
› Large covered alfresco area

## FLOORPLAN




## LOCAL INFORMATION

James Street is well positioned in Redland Bay, with everyday shopping, healthcare and community amenities close by. Redland Bay Shopping Village is accessed from James Street or Broadwater Terrace and includes a full-line Woolworths Redland Bay, pharmacy, medical services, cafés and other specialty stores.

Healthcare options in the area include Redland Bay Surgery, Aqua Marine Medical Centre & Skin Clinic and Redlands Satellite Health Centre. Pharmacy services are also available nearby at WholeLife Pharmacy & Healthfoods Redland Bay.
For outdoor recreation, Sel Outridge Park and the Redland Bay waterfront provide nearby green and open spaces. The Weinam Creek precinct is also being progressively developed with improved pedestrian and cycle connections, additional open space, retail, dining and health services around the waterfront transport hub.

The area is serviced by local bus routes, with Redland Bay also providing ferry connections to the Southern Moreton Bay Islands.





