

CALL 1300 452 732

83 Queenstown Avenue, Boondall

Experience the Best of SDA in Boondall

Each tenant will have:



Created for people who value both independence and comfort, this beautifully designed Improved Liveability home offers a welcoming place to settle into everyday life.

Every space has been considered to create an environment that feels open, practical and easy to enjoy, with a layout that supports privacy while encouraging connection when you choose.

Each of the two tenant bedrooms has been positioned to provide its own sense of space and includes a built-in robe and private ensuite, giving residents a comfortable retreat that feels truly their own.

The home includes a dedicated Onsite Overnight Assistance (OOA) room, ensuring support is available whenever required while promoting tenant independence.

The central living zone has been designed as the natural gathering place within the home. Whether preparing meals, sharing dinner or simply relaxing together, the generous kitchen, dining and lounge create an inviting setting for everyday living. A large walk-in pantry adds extra storage, while the covered alfresco provides another place to unwind, entertain visitors or enjoy Queensland's outdoor lifestyle.

An additional multi-purpose room brings even more flexibility, making it easy to create a second lounge, games room, study or quiet sensory space depending on the needs of the people living in the home. A double garage, well-planned laundry, powder room and ample storage complete a home that is as practical as it is comfortable.

EMAIL info@guardianliving.com.au

PROPERTY INFORMATION

Eligibility: NDIS participant eligible for SDA funding

Property type: 2 bed shared house + OOA

Inspect: Personal walkthrough by appointment

SDA funding required: \$76,853 per annum minimum (negotiable)

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

SDA design standard: Improved Liveability

SIL Support Provided: Yes

PROPERTY FEATURES

- › Two spacious bedrooms, each with a built-in robe and private accessible ensuite
- › Separate multi-purpose/OOA room
- › Double garage with internal access
- › High-quality fixtures and finishes throughout
- › AT provisions, including hoist readiness and backup power supply

See more: guardianliving.com.au

FLOORPLAN



LOCAL INFORMATION

Boondall is a well-connected suburb that offers convenient access to everyday essentials and a wide range of community amenities. Shopping centres including Taigum Square, Westfield Chermside and local supermarkets are all within easy reach, alongside medical centres, pharmacies, allied health services and dining options.

The suburb is well serviced by public transport, with Boondall Train Station nearby and convenient access to Sandgate Road and the Gateway Motorway, making travel to Brisbane CBD, Brisbane Airport and surrounding suburbs straightforward.

Residents can enjoy the peaceful natural surrounds of the Boondall Wetlands through accessible viewing areas and boardwalks, while nearby parks and community spaces provide opportunities to spend time outdoors. The Brisbane Entertainment Centre is also just minutes away, offering a year-round calendar of concerts, exhibitions and community events, helping residents stay connected with everything the local area has to offer.

