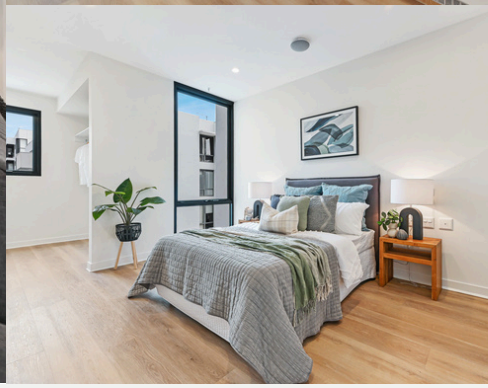






82 La Scala Avenue Maribyrnong

Discover Flexible SDA & MTA Living at Lirica, Maribyrnong

Each tenant will have:

1 1 1

Discover contemporary comfort and accessible living at Lirica, a thoughtfully designed apartment complex nestled in the heart of Maribyrnong's vibrant Edgewater precinct. Offering both Specialist Disability Accommodation (SDA) and Medium Term Accommodation (MTA), these one-bedroom High Physical Support apartments provide flexible housing options, whether you're looking for a long-term home or a comfortable place to stay while transitioning to permanent accommodation.

Each apartment is purpose-built to support independence and everyday living, with spacious open-plan layouts, generous-sized rooms and modern assistive technology. Enjoy your own private balcony, a well-appointed kitchen with ample storage, and a peaceful bedroom complete with built-in robes and a walk-in wardrobe. A European laundry and separate toilet add to the convenience of daily life.

Lirica also features provision for hoists and assistive technology, a two-hour backup power supply and secure car parking. On-site overnight assistance is available, ensuring support is close at hand when needed.

PROPERTY INFORMATION

Eligibility: NDIS participant eligible for SDA funding

Property type: One bedroom apartment

Inspect: Personal walkthrough by appointment

SDA funding required: $104,635 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 balcony

› Solar panels for energy efficiency

› Split system heating and cooling

› Assistive technology such as provision for hoist and 2hour backup power supply

FLOORPLAN



La Scala Avenue, Maribyrnong 3032
AL APPROX. FLOOR AREA 65 SQ.M
t every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors,
ows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement.
plan is for illustrative purposes only and should be used as such by any prospective purchaser.

LOCAL INFORMATION

Live where life happens. Lirica is just 300m from Edgewater Shopping Village and only 1.2 km from Highpoint Shopping Centre, home to over 500 stores, cinemas, supermarkets and dining options. Footscray Market is also nearby for fresh produce and local finds.

Enjoy weekends by the water or among the greenery, with scenic riverside trails, parklands and picnic areas right on your doorstep. Whether it's cycling, fishing, kayaking, or a peaceful walk, there's plenty to explore outside your front door.
You'll also find excellent access to public transport and educational options like Victoria University just minutes away.





