

CALL 1300 452 732

1140 Norman St, Wendouree

**Modern comfort, shared living:
your new home in Wendouree**

Each tenant will have:

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This beautifully crafted shared house is designed for two tenants and Onsite Overnight Assistance (OOA). It is designed to offer the perfect blend of independence, support and comfort. Ideal for people with high support needs, the home balances privacy with shared spaces to create a welcoming environment that feels both social and secure.

Each tenant will have their own spacious bedroom, with shared access to open-plan living and dining areas, accessible bathrooms and a landscaped outdoor space. The home is fitted with energy-efficient systems, home automation and assistive technology compatibility, ensuring your comfort and convenience every day.

Whether you're enjoying quiet time in your room, connecting in the shared lounge or relaxing outside, this home supports the lifestyle you choose.

To make your move even easier, Guardian Living is offering **one month's rent free**, plus essential appliances including a TV, fridge, washer and dryer. We'll also assist with move-in costs and provide furniture support to ensure a smooth, stress-free transition into your new home.

EMAIL info@guardianliving.com.au

PROPERTY INFORMATION

Eligibility: NDIS participant eligible for SDA funding

Property type: Shared house

Inspect: Personal walkthrough by appointment

SDA funding required: Negotiable

Rent: 25% of Disability Support Pension plus Commonwealth Rental Assistance

SDA design standard: High Physical Support

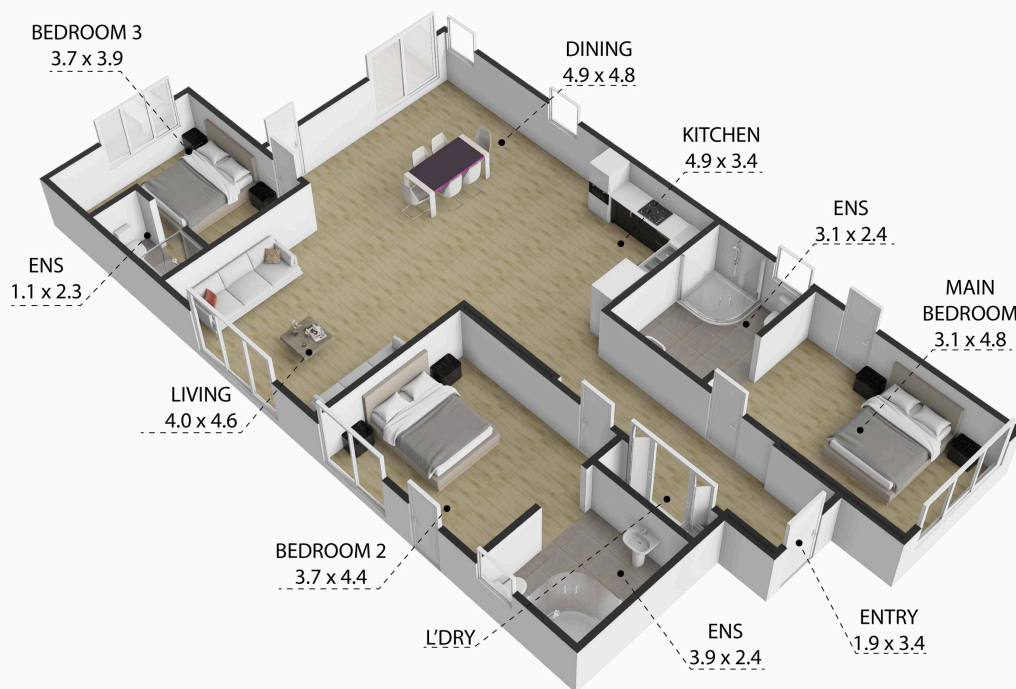
SIL Support Provided: Yes

PROPERTY FEATURES

- › Designed to maximise independent living
- › Prefabricated construction, technology-ready
- › Located in the heart of Ballarat close to Lake Wendouree's recreation opportunities
- › Easy access to public transport

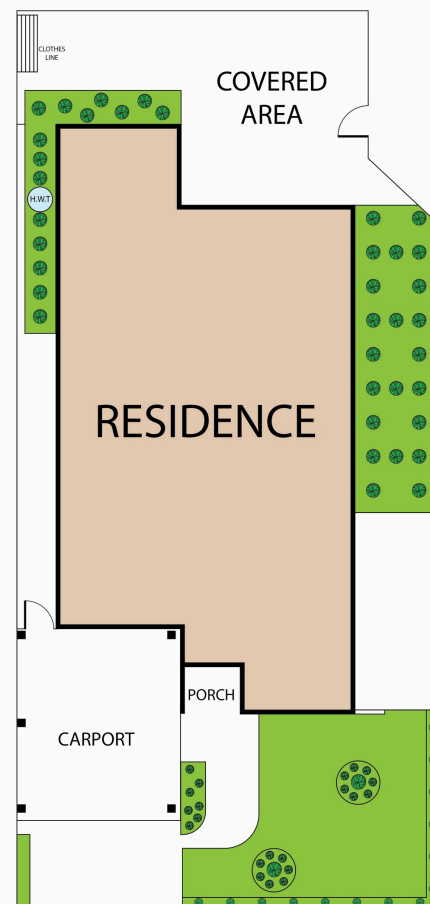
See more: guardianliving.com.au

FLOORPLAN



1140A Norman Street, Wendouree, VIC, 3355
TOTAL APPROX. FLOOR AREA 142 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

Located just 4km from the heart of Ballarat, this home offers easy access to a wide range of local amenities.

Grocery stores, medical centres and chemists are all close by, with accessible entrances and parking available. Stockland Wendouree Shopping Centre is less than 2km away, offering a variety of retail, dining and essential services, including wheelchair-accessible toilets and wide aisles for easy navigation. Public transport is readily available, with Wendouree Train Station and local bus services providing step-free access and features to support mobility aids. Lake Wendouree and its surrounding parklands offer scenic, accessible pathways—perfect for relaxed strolls or time outdoors.

Community services such as the Wendouree Neighbourhood House and nearby recreation centres provide inclusive spaces for connection, learning and leisure.

