



CALL 1300 452 732

# 13 Kinnon Avenue, Belmont

Feel Right at Home in This Supportive Belmont House

Each tenant will have:

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This stunning 3-bedroom + OOA shared SDA home in Belmont is in a friendly quiet neighbourhood, offering the perfect mix of comfort, accessibility and peace of mind.

You'll enjoy your own spacious bedroom (BIRs), a fully accessible kitchen with modern appliances, and open-plan living that's ideal for relaxing or entertaining. The private courtyard offers a sunny, peaceful spot to unwind, while the surrounding neighbourhood provides easy access to shops, medical services and green spaces.

Designed with independence in mind, the home features smart technology, solar panels and a two-hour backup power supply.

To make your move even easier, Guardian Living is offering one month's free rent, plus whitegoods and contributions to moving costs.

## PROPERTY INFORMATION

**Eligibility:** NDIS participant eligible for SDA funding

**Property type:** Shared house

**Inspect:** Personal walkthrough by appointment

**SDA funding required:** \$41,000 per annum minimum

**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

- › Secure entry
- › Open plan living, kitchen and meals area
- › Provision for hoist and assistive technology
- › Split system heating and cooling
- › Well-appointed kitchen
- › SDA bedrooms with ensuites and BIRs
- › Bright and open courtyard
- › 2-hour back-up power supply

## FLOORPLAN



## LOCAL INFORMATION

Located in the heart of Belmont, this property offers access to a range of accessible amenities and services. Belmont Village Shopping Centre is only a short drive away and provides a variety of retail options. For healthcare needs, TLC Medical Centres Belmont is nearby and fully wheelchair-accessible with ample free parking.

Public transport is conveniently available, with several bus routes servicing the area and stops a short distance away. For outdoor recreation, the Barwon River and surrounding parklands feature accessible walking trails and open green spaces, perfect for relaxation and leisure activities.

