



**NDIS/SDA
LIFESTYLE
HOMES**

 **QLD**

**AVAILABLE
NOW**



13 Baur Street
North Mackay QLD



Exclusive HPS SDA Villas - North Mackay
Villa 1 & Villa 3 Now Available

Welcome to Baur Street, North Mackay, a premium collection of four purpose-built High Physical Support (HPS) SDA villas, each designed to offer independence, privacy, and contemporary accessible living.

With **Villas 1 and 3** now available, participants can secure a modern 1-bedroom SDA home with the reassurance of 24/7 onsite support via an adjoining OOA unit.

Built by experienced SDA specialists, these villas are thoughtfully crafted to support comfort, safety, and daily independence — all within a peaceful, well-connected pocket of North Mackay.

VILLA FEATURES (EACH VILLA OFFERS):

- **Private 1-bedroom layout** with a spacious HPS-compliant bedroom
- **Individual ensuite bathroom**, fully accessible and purpose-built
- **Open-plan kitchen & living area**, designed for ease of movement and daily living
- **Covered patio** for personal outdoor relaxation
- **Reinforced ceilings** suitable for ceiling hoist systems (provisioned)
- **High-contrast design elements** for improved visibility and safety
- **Step-free accessible pathways** connecting bedroom, bathroom, kitchen and patio
- **Internal laundry** and modern appliances included
- **Individually controlled air conditioning** for year-round comfort
- **Secure, low-stimulation environment** ideal for participants requiring calm, predictable living spaces



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OOA & SHARED SUPPORTS

- **Dedicated Onsite Overnight Assistance (OOA)** providing 24/7 support capability
- Direct connection pathways between OOA and villas for efficient response
- Freedom to bring your own supports (SIL or ILO), or work with existing local providers

LOCATION HIGHLIGHTS – NORTH MACKAY SDA LIVING

Live in a vibrant yet peaceful community with excellent access to Mackay's key services:

- Minutes to **Mackay Base Hospital** and medical precincts
- Close to **Mount Pleasant Shopping Centre**, supermarkets, cafés and essential services
- Easy access to **GP clinics, allied health and pharmacy services**
- Nearby parks, walking paths and recreational spaces
- Short drive to Mackay Harbour and Northern Beaches
- Quiet residential pocket with easy transport connections



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IDEAL FOR:

- NDIS participants approved for **High Physical Support (HPS)**
- Participants seeking **private, independent living** with the assurance of on-site support
- Individuals transitioning from shared accommodation or hospital settings
- Clients who benefit from **low-stimulation, single-occupancy living**
- Support Coordinators seeking premium, professionally managed SDA options

WHY CHOOSE THESE VILLAS?

Each villa at 13 Baur Street has been carefully designed to offer:

- True independence in a 1-bedroom home
- Strong safety and accessibility considerations
- High-quality finishes and future-proof support capability
- A peaceful, modern, low-density living environment

Both villas are **brand new, never tenanted**, fully enrolled, and built to the same standard as our **award-winning SDA project in Bowen**, recognised in the Liveable Housing Design category for thoughtful, participant-centred design.

FLOORPLAN



CONTACT

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