





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



AVAILABLE NOW

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

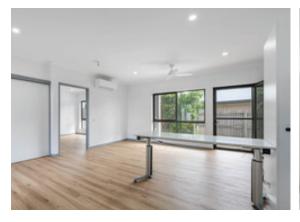


Live in a vibrant yet peaceful community with excellent access to Mackay's key services:

- 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















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

Min Dixon
DIRECTOR

Tel: 0406 886 101 Email: min@ndis-sda.com