



Ability SDA
Specialist Disability Accommodation



54 Mountford Avenue
GUILDFORD



GUILDFORD BRAND NEW INDEPENDENT LIVING

Imagine life in a brand new apartment designed around your specific needs. It would be completely accessible and include the latest in assistive technology. It would be wonderfully private, yet provide support when required.

Ability Apartments Guildford includes 14 purpose-built apartments for rent by individuals with high physical support needs and a desire to live more independently. One, two and two-and-half bedrooms apartments are designed with accessibility in mind.

Located close to the Guildford shopping precinct, the complex is well positioned for resident access to community services and transport. The bus stop is just 140 metres away and the Guildford Train Station is within 650 metres.

State-of-the-art design features ensure that Ability Apartments Guildford achieves platinum level certification under the Livable Housing Design Guidelines and High Physical Support certification under the NDIS Specialist Disability Accommodation guidelines.



CENTRALLY LOCATED
140m to bus stop.
400m to shopping precinct.
650m to Guildford train station.



1, 2 & 2.5 BED APARTMENTS
Private no-step balcony.
Secure parking and lift access.
Air conditioning.



HIGH PHYSICAL SUPPORT APARTMENTS
Spacious and customisable kitchens and bathrooms.
Generous circulation spaces.



FULLY ACCESSIBLE BUILDING
Automated common area doors.
Non-identifiable integrated apartments.
Roof top terrace/BBQ/communal area.



SMART HOME TECHNOLOGY

- Home automation ready, enables tenants to maximise their independence and privacy.
- Personal devices can be programmed to control lights, blinds, doors, air conditioning, intercom and for emergency calling if needed.
- Two-way speaker/microphone mounted in ceiling allowing for voice activated tenant/staff communication if needed.
- All apartments are equipped with emergency power backup.

DESIGN FEATURES

THROUGHOUT

- Bright open plan living areas
- Floor to ceiling glass doors
- No-step balconies
- 950 mm width doorways
- 1200+ mm width hallways
- Fire sprinklers

BEDROOM

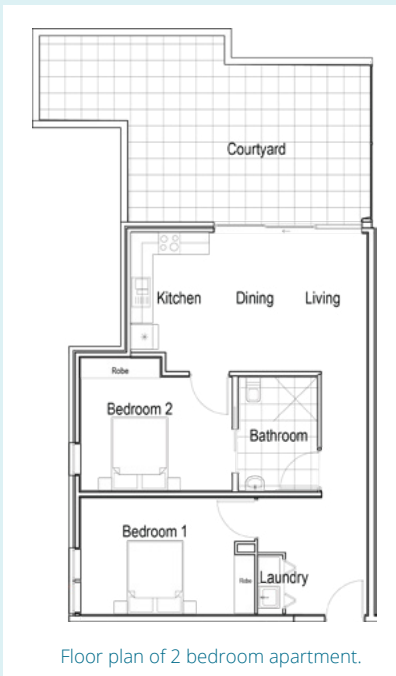
- Built-in wardrobes
- Ceiling hoist provisions
- Accessible ensuite
- Emergency call button

KITCHEN

- Accessible kitchen designs
- Low mounted wall switches
- Drawer dishwashers
- Induction cook tops

BATHROOM

- Designed for privacy
- Accessible toilet
- Non-slip bathroom tiles
- Fully folding shower screen
- Accessible basin



ONSITE OVERNIGHT SUPPORT

- Support staff onsite in a dedicated apartment 24 hours a day to assist tenants whenever needed.
- Contactable via device, personal fob pendant, wall buttons or voice automation.
- Motion and temperature sensors can be programmed to alert support staff.



WHERE TO NEXT?

CHECK YOUR ELIGIBILITY

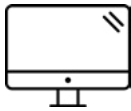
To be eligible for a High Physical Support SDA property you need to:

- be between 18–64 years of age
- have a very significant physical impairment with complex support needs
- have planned 1:1 supports for more than 5 hours per day
- have a goal to live more independently including using assistive technology
- be able to live well in close proximity to other residents.

In order to move into an Ability SDA apartment you need to:

- be approved by the NDIA for SDA High Physical Support in your NDIS plan prior to moving in, but not at the time of filling in your application
- agree to some shared support needs to be delivered via a nominated NDIS Supported Independent Living (SIL) provider
- be willing to uphold your responsibilities associated with a residential tenancy agreement, such as paying a reasonable rent contribution

APPLY NOW



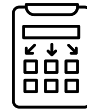
COMPLETE

Online Guide to Eligibility at
www.abilitysda.com.au



FILL OUT

an Expression of Interest form



CONFIRM

Specialist Disability Accommodation (SDA) in your NDIS plan



RECEIVE OFFER

and make arrangements for a move in day

Ability SDA is now seeking expressions of interest for these brand new 2 bedroom apartments.

If you think that this is you, please apply now at:

www.abilitysda.com.au/guildford

E: info@abilitysda.com.au



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