



36-38 Showground Road

# GOSFORD SHOWGROUND ROAD



## ABILITY APARTMENTS | GOSFORD SHOWGROUND ROAD

Live your best life in your new home at Ability Apartments Gosford Showground Road. This 6 storey 34 apartment residential building integrates 10 specially designed rental apartments for people with high support needs. The apartments are centrally located next to transport, shops, hospital and amenities.

Each 2 bedroom self-contained apartment has been specifically designed with features such as wide doorways, assistive technology, accessible ensuites, large terraces and storage. A rooftop terrace with BBQ facilities provides great views to Lion Island. The secure development with lift access includes an onsite overnight support apartment whose services are available to residents 24 hours a day.

State-of-the-art design and best practice access features combine to deliver Improved Liveability, Fully Accessible and High Physical Support apartments that are compliant with the NDIS design standard for SDA and are great homes for living your best life.



### CENTRALLY LOCATED

20 m to bus stop.  
50 m to Gosford train station with lift access to CBD and shopping precinct.  
500 m to Gosford Public Hospital.



### 2 BEDROOM APARTMENTS

Private no-step balcony.  
Secure parking and lift access.  
Air conditioning.



### QUALITY SDA APARTMENTS

Spacious and customisable kitchens and bathrooms.  
Generous circulation spaces.



### FULLY ACCESSIBLE BUILDING

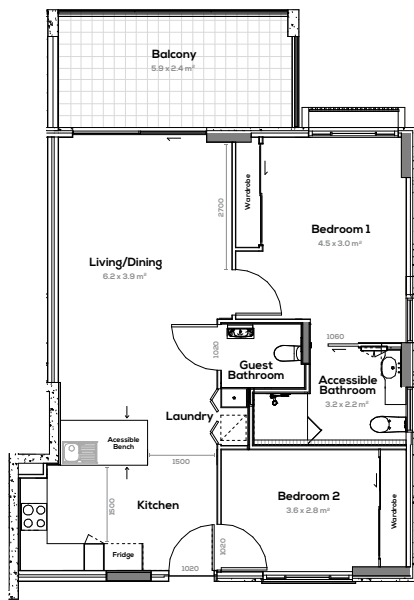
Automated front entry door.  
Home automation ready.  
Non-identifiable integrated apartments.  
Roof top terrace/BBQ/communal area.

## 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.
- Home automation can be controlled using your voice, a tablet, or a remote control as needed.
- All apartments are equipped with emergency power backup.



## DESIGN FEATURES



Floor plan of 2 bedroom apartment.

### THROUGHOUT

- Large apartments 89–130 m<sup>2</sup> including balcony
- Bright open plan living areas
- Floor to ceiling glass doors
- No-step balconies
- 1020 mm width doorways
- 1200+ mm width hallways
- Fire sprinklers

### BEDROOM

- Built-in wardrobes
- Ceiling hoist provisions
- Accessible ensuites
- Emergency call buttons

### KITCHEN

- Accessible kitchen designs
- Low mounted wall switches
- Drawer dishwashers
- Induction cooktops

### BATHROOM

- Designed for privacy
- Accessible toilets
- Non-slip bathroom tiles
- Fully folding showerscreens
- Accessible basins



## ONSITE OVERNIGHT SUPPORT

- Ability SDA initially appoints an approved Disability Support Provider to coordinate the overnight care in each of their locations.
- 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.
- Tenants have choice and control to use their own supports and/or use the onsite overnight support provider.



# WHERE TO NEXT?

## CHECK YOUR ELIGIBILITY

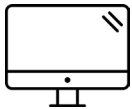
### To be eligible for an SDA Apartment, you need to:

- be over 18 and on the NDIS
  - be approved or applying for SDA have planned 1:1 supports for more than 5 hours per day
  - have a goal to live more independently including using assistive technology
  - fill out and submit the NDIA Home and Living Form
- \* NOTE: All eligibility decisions are made by the NDIA

### In order to move into an Ability Apartment you need to:

- be approved by the NDIA for SDA Improved Liveability, Fully Accessible or High Physical Support in your NDIS plan prior to moving in
- agree to some shared support needs to be delivered via a nominated NDIS Disability Support Provider
- be able to live well in close proximity to other residents
- be willing to uphold your responsibilities associated with a residential tenancy agreement, such as paying a reasonable rent contribution

APPLY NOW



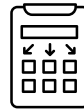
#### COMPLETE

Check if you are eligible  
[www.abilitysda.com.au](http://www.abilitysda.com.au)



#### FILL OUT

an Ability Apartments  
Application 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 2 bedroom apartments.

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

[www.abilitysda.com.au/gosford-showground-road](http://www.abilitysda.com.au/gosford-showground-road)

E: [info@abilitysda.com.au](mailto:info@abilitysda.com.au)



**Ability SDA**  
Specialist Disability Accommodation