



Ability SDA
Specialist Disability Accommodation



54 Mountford Avenue
GUILDFORD



ABILITY APARTMENTS | GUILDFORD

Imagine life in a new apartment designed around your specific needs. An environment that's completely accessible and includes the latest in assistive technology. Wonderfully private, yet support is provided when required.

Ability Apartments Guildford includes 14 purpose-built apartments for rent by individuals with SDA approval and a desire to live more independently. One, two and three bedroom apartments are designed with accessibility in mind. The building also features a gorgeous roof top terrace with communal seating and BBQ facilities, and a custom-built outdoor cinema.

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 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

140 m to bus stop.
400 m to shopping precinct.
650 m to Guildford train station.
Close to Westmead, Bankstown and Liverpool hospitals.



1, 2 & 3 BED 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

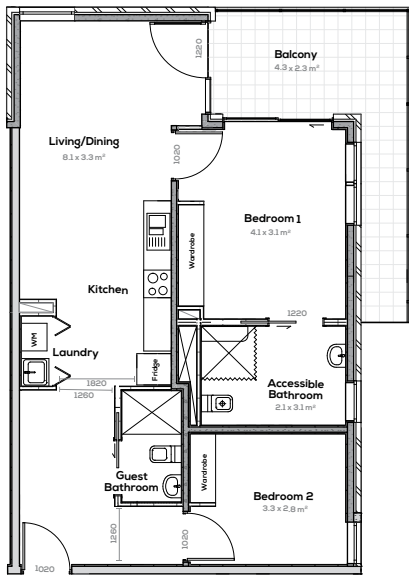
Automated front entry door.
Home automation ready.
Non-identifiable integrated apartments.
Roof top terrace/BBQ/communal area.
Custom-built cinema.

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 64–177 m² 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

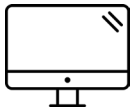
To be eligible for an SDA Apartment, you need to:

- 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



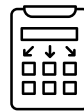
COMPLETE

Check if you are eligible
www.abilitysda.com.au



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 1, 2 and 3 bedroom apartments.

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

www.abilitysda.com.au/guildford

E: info@abilitysda.com.au



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