



LAKE COOGEE

LIFESTYLE RESIDENCES



About —Yaran



Yaran NDIS

Email: ndis@yaran.com.au

Phone: 0452 667 944

yaranndis.com.au

Yaran NDIS is part of Yaran Property Group.

Since 1996, our mission is to be a blessing to others through housing that is affordable, fit-for-purpose, and environmentally conscious.




Though we specialize in affordable build-to-rent, we have extended our scope to address the housing needs of those living with disabilities, ensuring they can live comfortably and independently.

Yaran has dedicated property management, strata management, and short-stay accommodation management teams to look after all aspects of the tenancy.

LAKE COOGEE RESIDENCES

Situated in the desirable suburb of Lake Coogee, all 9 units are ground floor residences that are designed to provide a comfortable and accessible living environment that includes necessary adaptive features and facilities.

Our residences are available for NDIS Participants under the following SDA Categories:

-  High Physical Support
-  Fully Accessible
-  Improved Liveability



WELCOME TO LAKE COOGEE



CAR BAYS FOR RESIDENTS AND VISITORS



Liveability

-Features



ACCESS TO COMMON AREAS

- Level entrance for easy access
- Flat access to outdoor areas accessible by wheelchair
- Safe, step-free pathway from street/parking to entrance
- Smooth internal doors and corridors for comfortable movement



ASSISTIVE TECHNOLOGY

- Provision for ceiling hoists
- Powered height-adjustable benchtops
- Provision for automated doors and blinds to windows
- Intercom system with central connection to all in-house automations



PROPERTY FEATURES

- Pets Allowed
- Wide Doorways
- Private Courtyards
- Allocated Storerooms
- Bathroom vanity/hand basin accessible in seated or standing position



AMENITIES/ NEARBY FACILITIES

- 10 km South of Fremantle
- 20km from Perth's CBD
- Distance to Coogee Beach
- Gateway Shopping Centre in Cockburn Central and Phoenix Shopping Centre in Spearwood are two options that provide various shops and dining options.



Our mission is to provide housing which is affordable, fit-for-purpose and environmentally conscious.



Location —Localé

The residences are situated in the desirable coastal area of Coogee.

- 2km Beeliar Shopping Centre
- 2km Coogee Beach
- 3km Port Coogee Shopping Centre
- 5km Cockburn Central
- 7km South Fremantle Cafe Strip
- 8km Fremantle
- 8km Fiona Stanley Hospital
- 15km Cottesloe Beach
- 20km Perth City





FREMANTLE

PERTH

PORT
COOGEE
MARINA

SPUDSHED
SPEARWOOD

PHARMACY

BEELIAM
VILLAGE

COCKBURN
SHOPPING
CENTRE

COOGEE
BEACH

COCKBURN
MEDICAL

SANTICH
PARK

LAKE
COOGEE

SOUTH
METRO
TAFE

LC

Site Plan



Floorplan

Features

- Intercom system
- Slip-resistant flooring
- Accessible bathroom and shower
- Ensuite bathroom for each bedroom
- Onsite overnight assistance available
- Reinforced ceilings with hoist provision
- Air conditioning in living areas and master bedroom
- Flat access to outdoor areas accessible by wheelchair
- Power supply provision for automated doors and window (blinds)

2  2  87 sqm 



Dining and Kitchen



Living Area



Kitchen



Kitchen Features

1. Adjustable Benchtop
2. Drawer Dishwasher
3. Oven handle at 1000mm
4. Microwave Recess at 600mm
5. Induction Cooktop
6. Rangehood



Master Bedroom



Light-filled Bedroom



Accessible Bathroom



Second Bedroom



Second Bathroom



Yaran's

— Point of Difference

- Single-Occupancy dwellings with additional bedroom and bathroom for family members, guests, and support workers
- Quality-built SDA homes that meet High Physical Support Design Standards
- Accepting NDIS participants with High Physical Support, Fully Accessible and Improved Liveability funding
- Additional residence within complex used exclusively as Onsite Overnight Assistance (OOA)
- Private courtyards
- Accepting participants with pets
- Tailored housing solutions to suit individual needs and preferences
- A seamless and stress-free process from expression of interest to moving into your home
- Ongoing customer support and maintenance services

Pipeline of SDAs

We currently have 280 SDAs under construction across 33 different sites in Perth's South Metro Area.

Up and Coming — Projects

Suburb	Estimated Completion Date	SDAs	Non-SDAs	Total Dwellings
North Coogee (Shoreline)	Completed	15	5	20
Baldivis	Completed	8	1	9
Lake Coogee	July 2024	8	1	9
Mandurah	Mid 2024 - Early 2025	50	10	60
Gosnells	Mid 2024 - Early 2025	64	11	75
Midland	Late 2024 - Early 2025	47	8	55
Shoalwater	September 2024	7	1	8
Maddington	November 2024	7	1	8
Nollamara	August 2024	4	1	5
Armadale	Early 2025	23	3	26
Bennett Springs	Early 2025	14	2	16
TOTAL		247	44	291



Yaran

—NDIS Team

We believe the more minds we put toward a task allows us to analyze solutions from different view points. Together our multidisciplinary team explores solutions to come up with a custom, innovative and beautiful housing solutions for NDIS.



Faryar Gorjy

Director and Founder of
Yaran Property Group



Marco Buonaiuto

General Manager of
Yaran Property Group



Caio De Araujo

Business Development
Manager for Yaran NDIS



Ruby Echavez

Business Development
Manager for Yaran NDIS



Vesna Pravica

Client Engagement Officer
for Yaran NDIS



YARAN NDIS
23 Lyall St, South Perth,
Western Australia 6151
T: 0452 667 944
E: ndis@yaran.com.au
yaranndis.com.au