



SHORELINE

0 NORTH COOGEE 0



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.

Shoreline Apartments

The apartments are situated in the desirable coastal area of Shoreline in North Coogee and are part of a boutique building of 20 apartments, thoughtfully crafted to provide a comfortable and accessible living environment that includes necessary adaptive features and facilities.

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

- High Physical Support
- Fully Accessible
- Improved Liveability

NORTH COOGEE



Welcome to Shoreline's Main Entrance



Balcony views



Liveability

—Features



ACCESS TO COMMON AREAS

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



ASSISTIVE TECHNOLOGIES

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



PROPERTY FEATURES

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



AMENITIES/ NEARBY FACILITIES

- Shoreline Estate offers parks, social activity areas, BBQs.
- Distance to North Coogee Beach
- Distance to nearest shopping centre
- 4 km South of Fremantle
- 18km from Perth's CBD

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

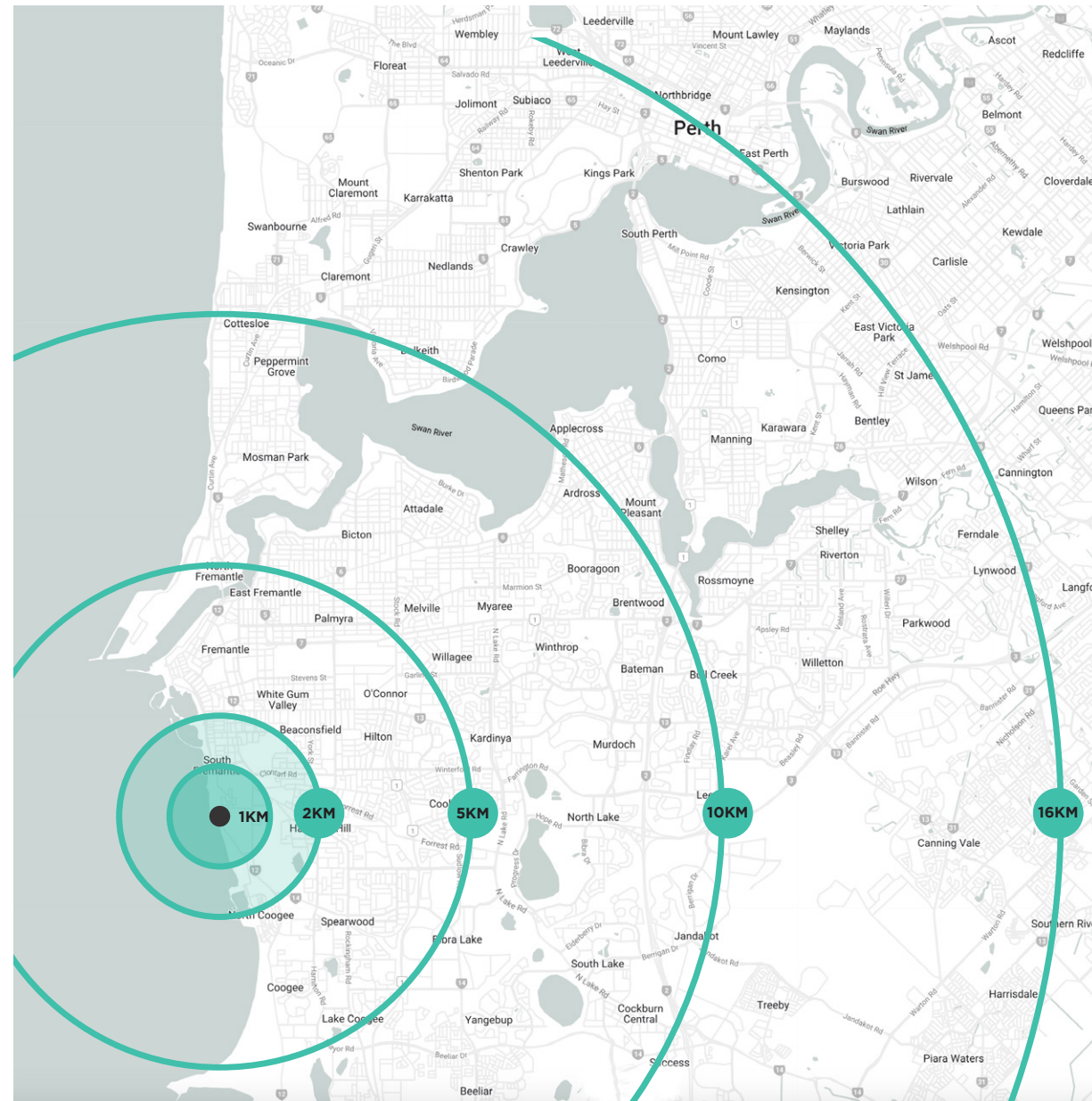


Location

—*Localé*

The apartments are situated in the desirable coastal area of Shoreline, in North Coogee.

- 1km Port Coogee Shopping Centre
- 1km Medical Centres
- 2km Coogee Beach
- 2km South Beach
- 2km South Fremantle Cafe Strip
- 3km Fremantle
- 10km Cottesloe Beach
- 16km Perth City





FREMANTLE

PERTH

WESTFIELD
BOORAGOON
SHOPPING
CENTRE

FIONA
STANLEY
HOSPITAL

SL
SHORELINE

KARDINYA
SHOPPING
CENTRE

PHOENIX
SHOPPING
CENTRE

O'CONNOR
BEACH

PORT
COOGEE
MARINA

COOGEE
SHOPPING
CENTRE

COOGEE
BEACH

Main Carpark Entrance





Floorplan

Features

2  2  87 sqm 

- 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).





Living Area



Light-filled Kitchen



Master Bedroom



Kitchen Features

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



Second Bedroom



Accessible Bathroom





For further information and to secure an apartment, please contact
Caio De Araujo at 0452 667 944 or via email at caio@yaran.com.au.

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
Baldivis	Completed	8	1	9
North Coogee (Shoreline)	Completed	15	5	20
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