



HICKS STREET

G O S N E L L S



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.

Hicks Street Gosnells Residences

Situated in Gosnells, a suburban community within the Perth metropolitan area, the 10 SDA ground floor residences offer a relatively peaceful suburban lifestyle while still being well-connected to the larger city of Perth. All these residences are designed to provide a safe, 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 Gosnell Residences



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

- 20 km south-east of the Perth's CBD
- Gosnells contains 14 reserves and 6 parks and caters to all food and drink necessities.
- Distance to nearest shopping centres such as Coles, West Gosnells Shopping Centre, Stargate Shopping Centre and Kelmscott Plaza.
- Close proximity to the Gosnells Railway Station, which is part of the Transperth network.
- Bus services connect Gosnells to surrounding suburbs and the city centre.

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



Location - Localé

The residences are situated in the desirable leafy area of Gosnells.

15m	Gosnells Primary School
150m	Mary Carroll Park
500m	Gosnells Train Station
550m	Medical Clinic
550m	Coles Shopping Centre and Chemist
600m	Gosnell Markets
1km	Champion Lakes
18km	Perth
20km	Fremantle





PERTH
CITY

BENTLEY
HEALTH
SERVICE

MADDINGTON
CENTRAL
SHOPPING
CENTRE

CAFES &
SHOPS
CHEMIST

GOSNELLS
TRAIN
STATION

GOSNELL'S
COMMERCIAL
& RETAIL
SHOPS



GOSNELLS
PRIMARY
SCHOOL

MARY
CARROLL
PARK

ASTLEY
RIVER
PARK

TONKIN
HIGHWAY

Floorplan

Features

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

SDA Type A

2 bedrooms, 2 bathrooms, 1 participant

2  2   102 sqm



SDA Type B

1 bedroom, 1 bathroom, 1 participant

1  1   70 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





CONSTRUCTION PROGRESS

Expected
completion
Mid 2024.



For further information and to secure a residence, 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 guests and support workers.
- Quality-built SDA homes that meet the highest accessibility standards (High Physical Support).
- Accepting NDIS participants with High Physical Support, Fully Accessible and Improved Liveability funding.
- Additional residence within complex used exclusively as Onsite Overnight Assistance (OOA).
- 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 costumer support and maintenance services.

Our Vision

To have 400 SDAs under construction by the end of 2023.

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
South Lake	Late 2024	20	47	67
North Coogee (Shoreline)	December 2023	15	5	20
Lake Coogee	Mid 2024	8	1	9
Mandurah	Mid 2024 - Early 2025	74	15	89
Baldivis/Shoalwater	Early 2024 - Early 2025	15	2	17
Gosnells	Mid 2024 - Early 2025	64	11	75
Armadale	Early 2025	23	3	26
Midland	Late 2024 - Early 2025	47	8	55
Bennett Springs	Early 2025	14	2	16
TOTAL		280	94	374



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*



YARAN NDIS

23 Lyall St, South Perth,
Western Australia 6151

T: 0452 667 944

E: ndis@yaran.com.au

yaranndis.com.au