



# HICKS STREET

G O S N E L L S



# About —Yaran



Yaran

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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.

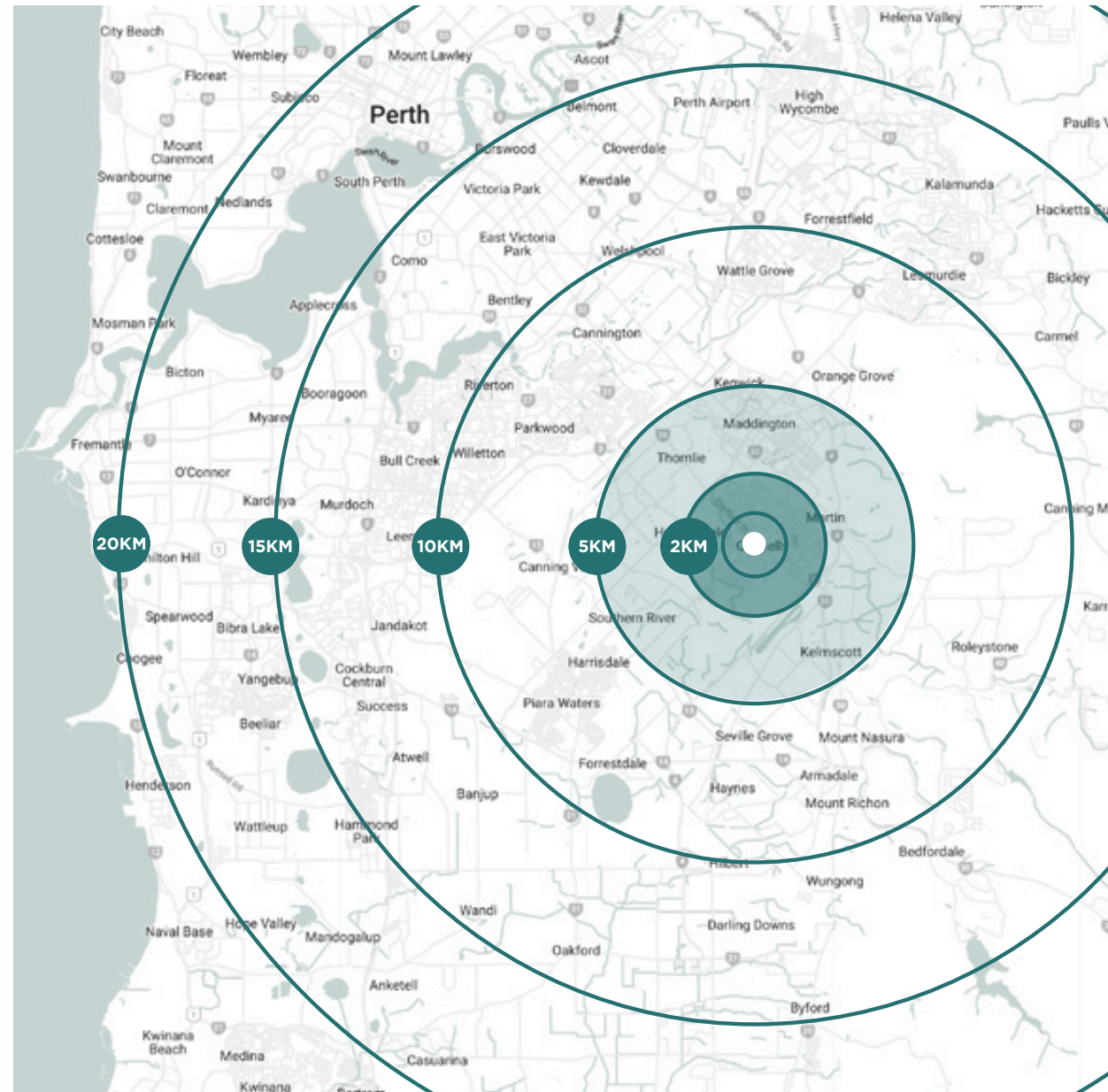
Our mission is to provide housing which is affordable, fit-for-purpose and environmentally conscious.



# 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

GOSNELLS COMMERCIAL & RETAIL SHOPS

GOSNELLS PRIMARY SCHOOL



MARY CARROLL PARK

ASTLEY RIVER PARK

TONKIN HIGHWAY

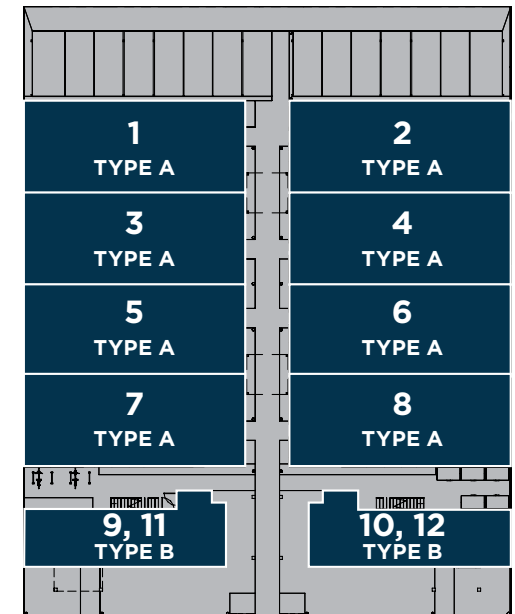


# Floorplan

## 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)

## Site Plan



### 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
7. Pull out pantry



## Master Bedroom



## Light-filled Bedroom





## Accessible Bathroom



## Second Bedroom



Second Bathroom





## CONSTRUCTION PROGRESS

Expected  
completion  
Mid 2024 to  
Early 2025.



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](mailto: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

### **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)	<b>Completed</b>	15	5	20
Baldivis	<b>Completed</b>	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
<b>TOTAL</b>		<b>247</b>	<b>44</b>	<b>291</b>



# 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  
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