



# LOWTHER

N O L L A M A R A



# About —Yaran



Yaran NDIS

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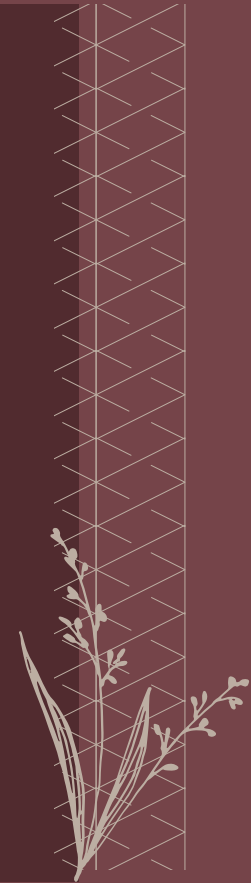
[yaranndis.com.au](http://yaranndis.com.au)

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.






# Lowther Nollamara Villas

A convenient residential area providing easy access to both urban amenities and a quieter suburban lifestyle, our 4 SDA Villas in Nollamara are designed to provide a safe, comfortable and accessible living environment that includes necessary adaptive features and facilities.

All 4 SDA Villas have 2 bedrooms for 2 participants to share.

One of the villas has an additional bedroom for Onsite Overnight Assistance (OOA).

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

-  High Physical Support
-  Fully Accessible
-  Improved Liveability



Welcome to Lowther Nollamara Villas



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 from the Perth's CBD
- Proximity to several parks, recreational area, healthcare facilities, and various local businesses, contributing to the overall convenience of daily life.
- Distance to nearest shopping centres such as Mirrabooka Square, Dog Swamp Shopping Centre, Flinders Square and Centro Galleria Morley.
- Well-connected in terms of transportation, with major roads such as Wanneroo Road and Reid Highway passing nearby.
- Public transportation options include buses, which connect Nollamara to the city and other surrounding areas.

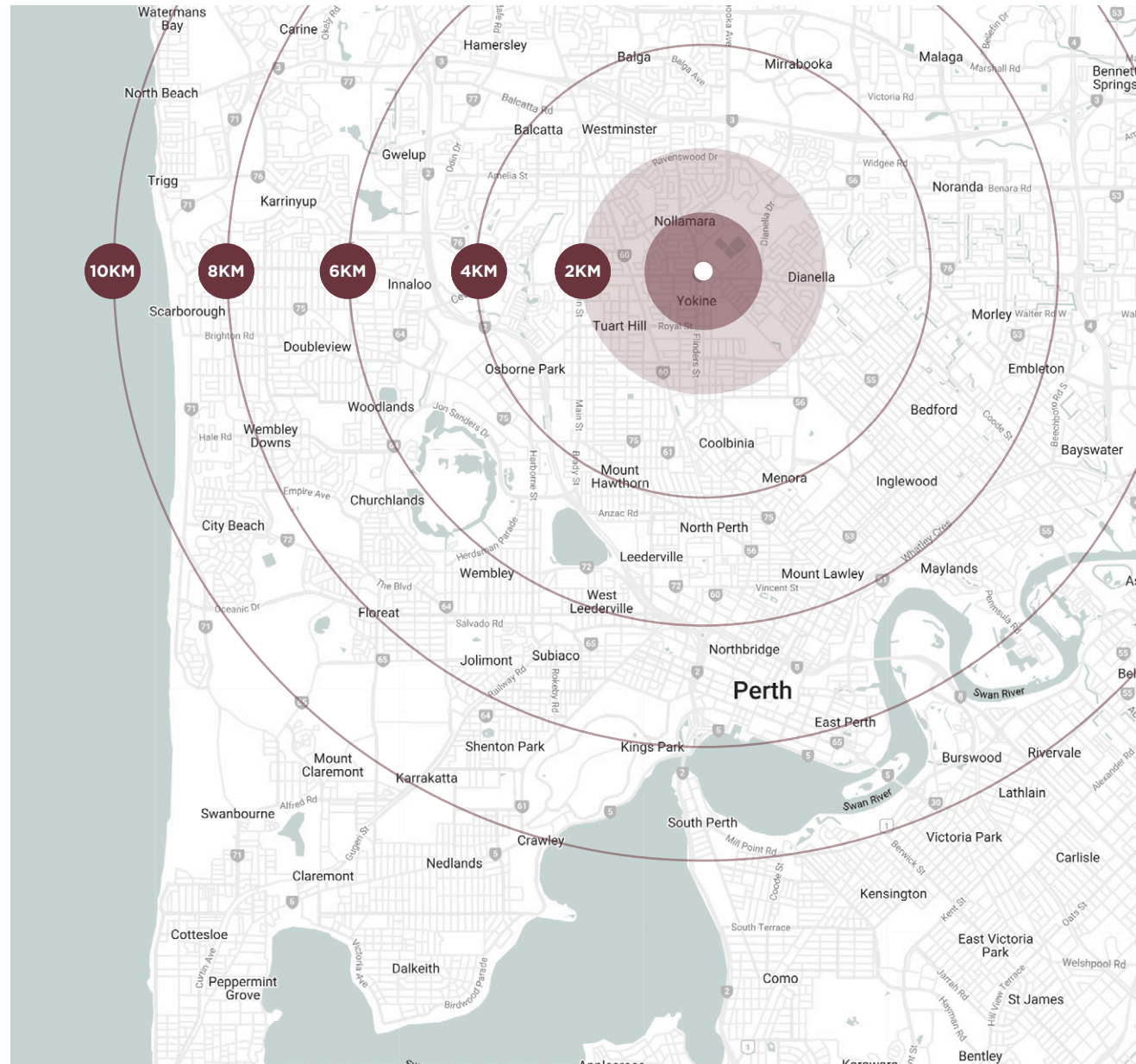
Our mission is to provide housing which is affordable, fit-for-purpose and environmentally conscious.



# Location - Localé

The villas are situated in the desirable inner-city area of Nollamara.

- 100m Public Transport
- 1km Cottonwood Reserve
- 2km Yokine Open Space
- 2.5km Mirrabooka Square
- 5km Morley Shopping Centre
- 4km Osborne Park Hospital
- 6km St John of God Hospital
- 7km Karrinyup Shopping Centre
- 8km Perth City
- 9km Scarborough Beach Coastline







OPTUS  
STADIUM

WACA

PERTH  
CITY

SWAN  
RIVER

YOKINE  
RESERVE

DOG  
SWAMP  
SHOPPING  
CENTRE

DIANELLA  
PLAZA

BRECKLER  
PARK

WESTERN  
AUSTRALIAN  
GOLF CLUB

MORLEY  
DRIVE

DIANELLA  
DRIVE

LOWTHER

# Site Plan

## 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)



# Floorplans

## Type A

2  2   144 sqm

SDA Details: 2 bedrooms 2 participants

## Type B

2  2   144 sqm

SDA Details: 2 bedrooms 2 participants

## Type C

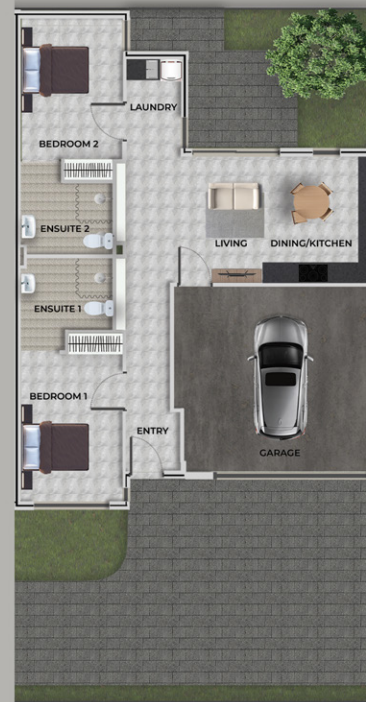
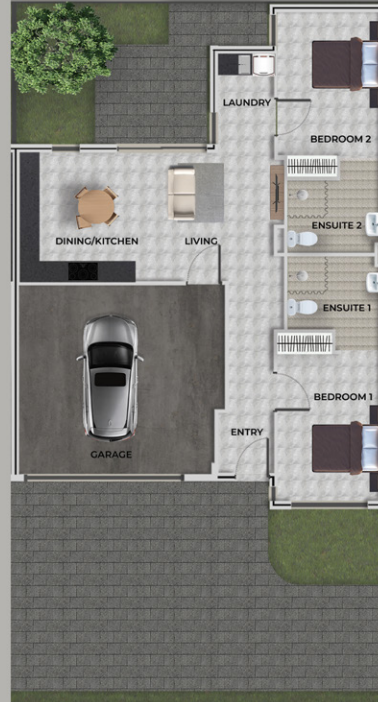
2  2   144 sqm

SDA Details: 2 bedrooms 2 participants

## Type D

3  2   188 sqm

SDA Details: 3 bedrooms 2 participants and Onsite Overnight Assistance Room.



## Dining and Kitchen



Living Area



## 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



# Laundry



Centrally located, with easy access to Perth and surrounding vibrant shopping centres.



*Our Motto:  
Creating Value  
Sharing Value*



# 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)	<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  
Manager for Yaran NDIS



**Ruby Echavez**

Business Development  
Manager for Yaran NDIS



**Vesna Pravica**

Client Engagement Officer  
for Yaran NDIS



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