



HICKS

GOSNELLS



ABOUT —YARAN



Yaran

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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.

Gosnells Residences

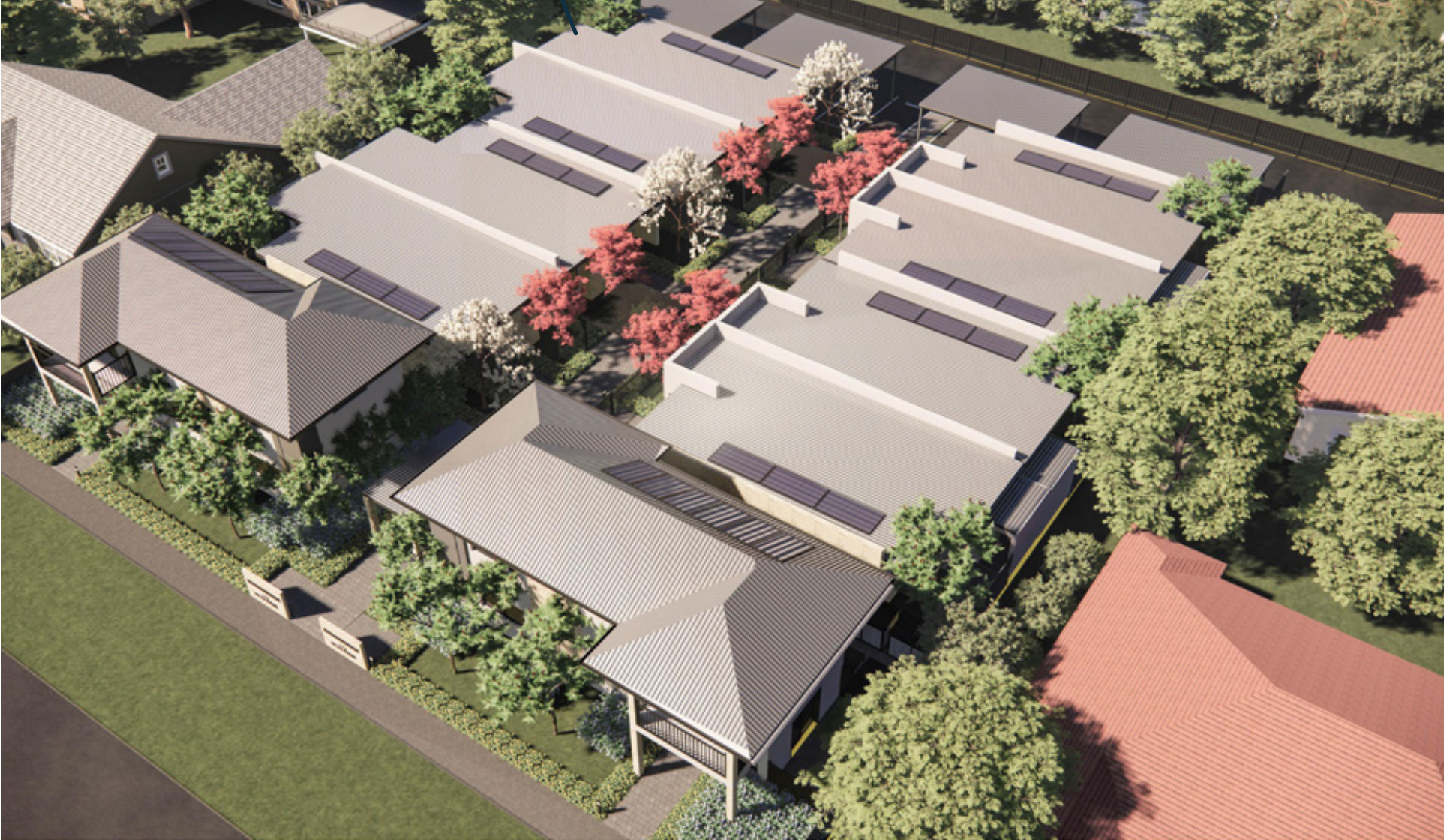
Located in Gosnells, a suburban within the Perth metropolitan area, the 10 ground-floor SDA residences provide a peaceful suburban lifestyle with convenient access to the bustling city of Perth. Each residence is meticulously designed to offer a secure, comfortable, and easily accessible living space, equipped with essential 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 Hicks Gosnell Residences



Car Bays and Pathway



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.



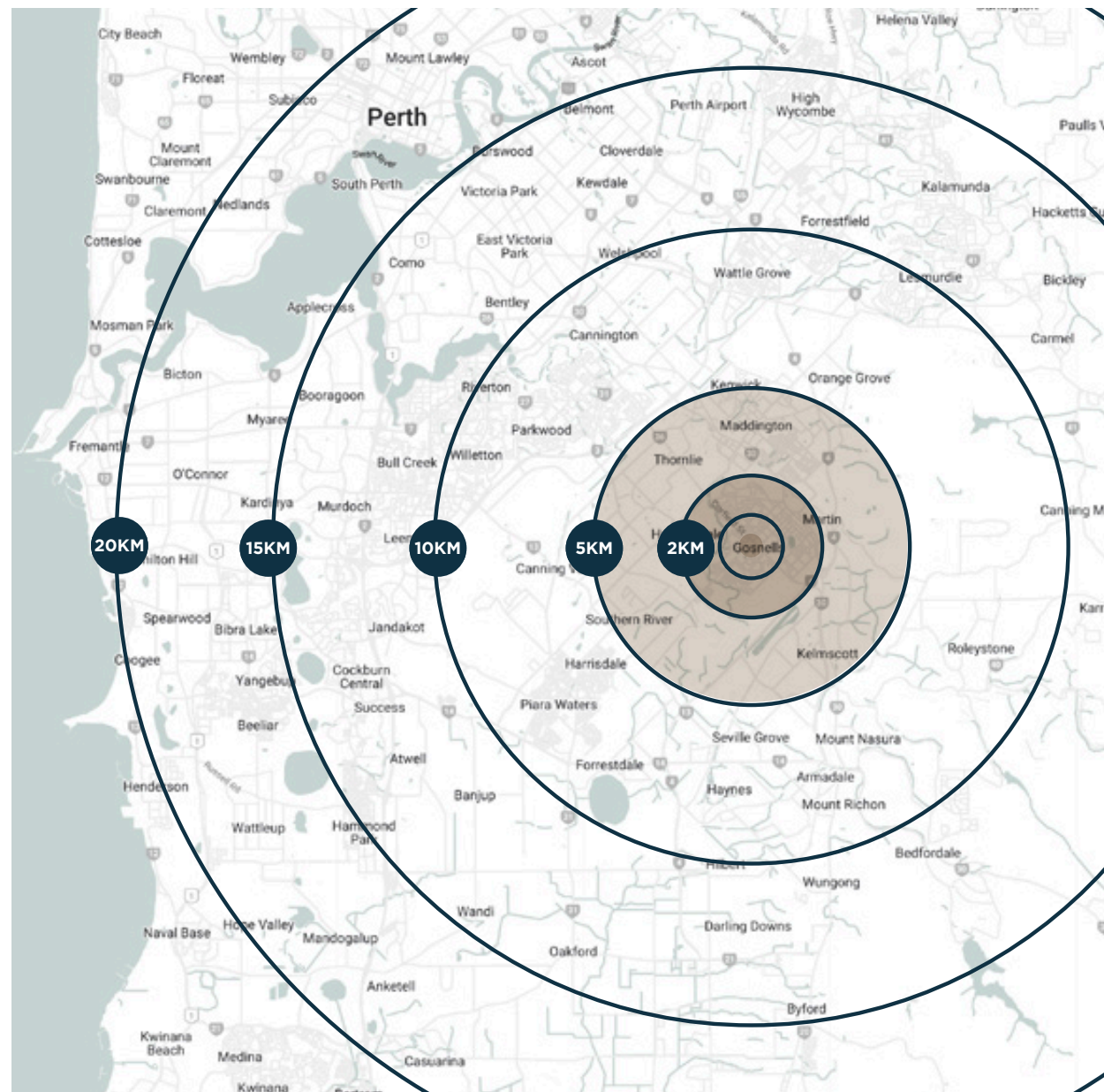
Our mission is to provide housing which is affordable, fit-for-purpose and environmentally conscious.



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

HICKS
GOSNELLS

GOSNELLS TRAIN STATION

CAFES & SHOPS CHEMIST

GOSNELL'S COMMERCIAL & RETAIL SHOPS

MARY CARROLL PARK

GOSNELLS PRIMARY SCHOOL

ASTLEY RIVER PARK

TONKIN HIGHWAY

SITEPLAN



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 - Type A



Living Area - Type A



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



Living Area & Kitchen - Type B



Master Bedroom - Type B



Accessible Bathroom



Master Bedroom - Type B



Second Bathroom





CONSTRUCTION PROGRESS



Expected completion
Late 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.

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)	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
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