

BERT

GOSNELLS



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.

Bert Gosnells Residences

Nestled in Gosnells, a suburb within the Perth metropolitan area, these 6 ground floor SDA residences offer a serene suburban lifestyle with the added advantage of convenient proximity to the vibrant city of Perth. Each dwelling is thoughtfully designed to deliver a secure, comfortable, and easily accessible living environment, complete 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 Bert 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
- 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.

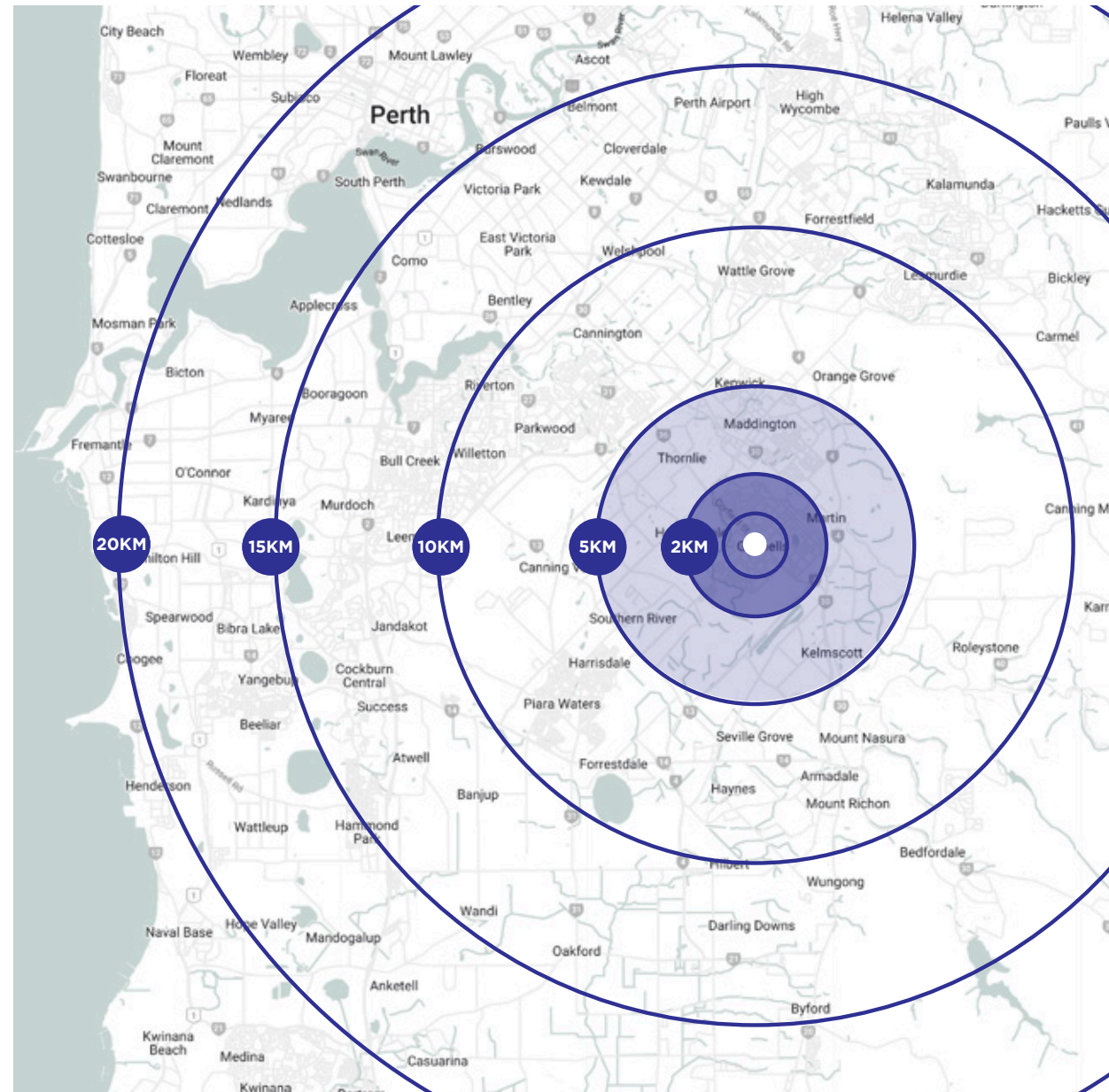
Our mission is to provide housing which is affordable, fit-for-purpose and environmentally conscious.



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



GOSNELLS
TRAIN
STATION

CAFES &
SHOPS
CHEMIST

GOSNELL'S
COMMERCIAL
& RETAIL
SHOPS

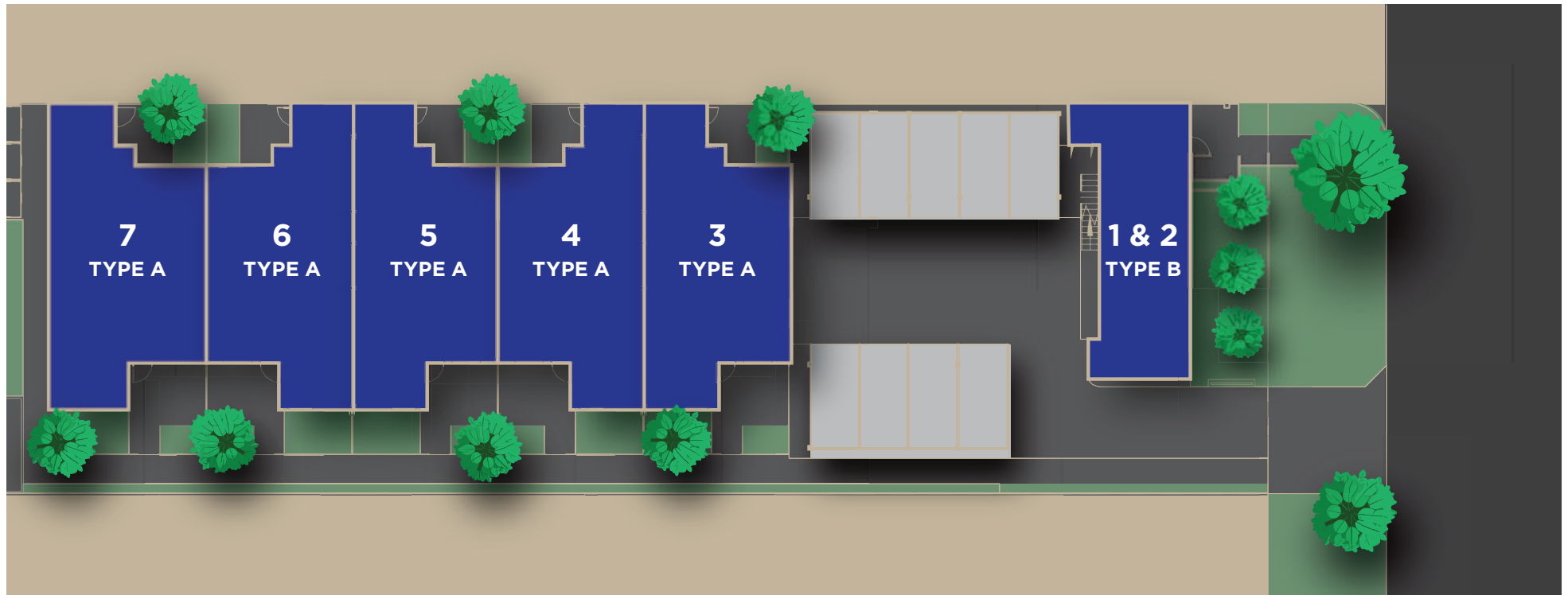
MARY
CARROLL
PARK

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



Living Area



Kitchen Features

- | | | |
|--------------------------|------------------------------|--------------------|
| 1. Adjustable Benchtop | 4. Microwave Recess at 600mm | 6. Rangehood |
| 2. Drawer Dishwasher | 5. Induction Cooktop | 7. Pull out pantry |
| 3. Oven handle at 1000mm | | |



Private Courtyard



Master Bedroom



Accessible Bathroom



Second Bedroom



Ensuite Bathroom





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	Status/Availability	SDAs	Non-SDAs	Total Dwellings
North Coogee (Shoreline)	Available	15	5	20
Baldivis	Available	8	1	9
Lake Coogee	Available	8	1	9
Shoalwater	Available	7	1	8
Mandurah	Available	42	9	51
Gosnells	Available	43	7	50
Midland	Available	44	11	55
Maddington	Available	23	3	26
Armadale	Available	14	2	16
Bennett Springs	Available	14	2	16
TOTALS		218	42	260



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

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