



# Butterleaf

BALDIVIS



# About – Yaran



Yaran

Email: [ndis@yaran.com.au](mailto:ndis@yaran.com.au)

Phone: 0452 667 944

[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.

# BUTTERLEAF BALDIVIS SDA HOME

Known for its relaxed lifestyle, scenic surroundings, and community spirit, our residence is situated in Baldivis - a suburb that offers a blend of urban conveniences and natural beauty. It is designed to provide a 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 Butterleaf Residences





Park across the road



Google

# 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

- 46km south of the Perth's CBD
- Baldivis offers parks, social activity areas, BBQs.
- Close proximity to shopping centres such as Stockland Baldivis, Baldivis Square Shopping Centre, and Baldivis Shopping Centre
- Serviced by public buses, providing connectivity to neighbouring suburbs and the Perth metropolitan area



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

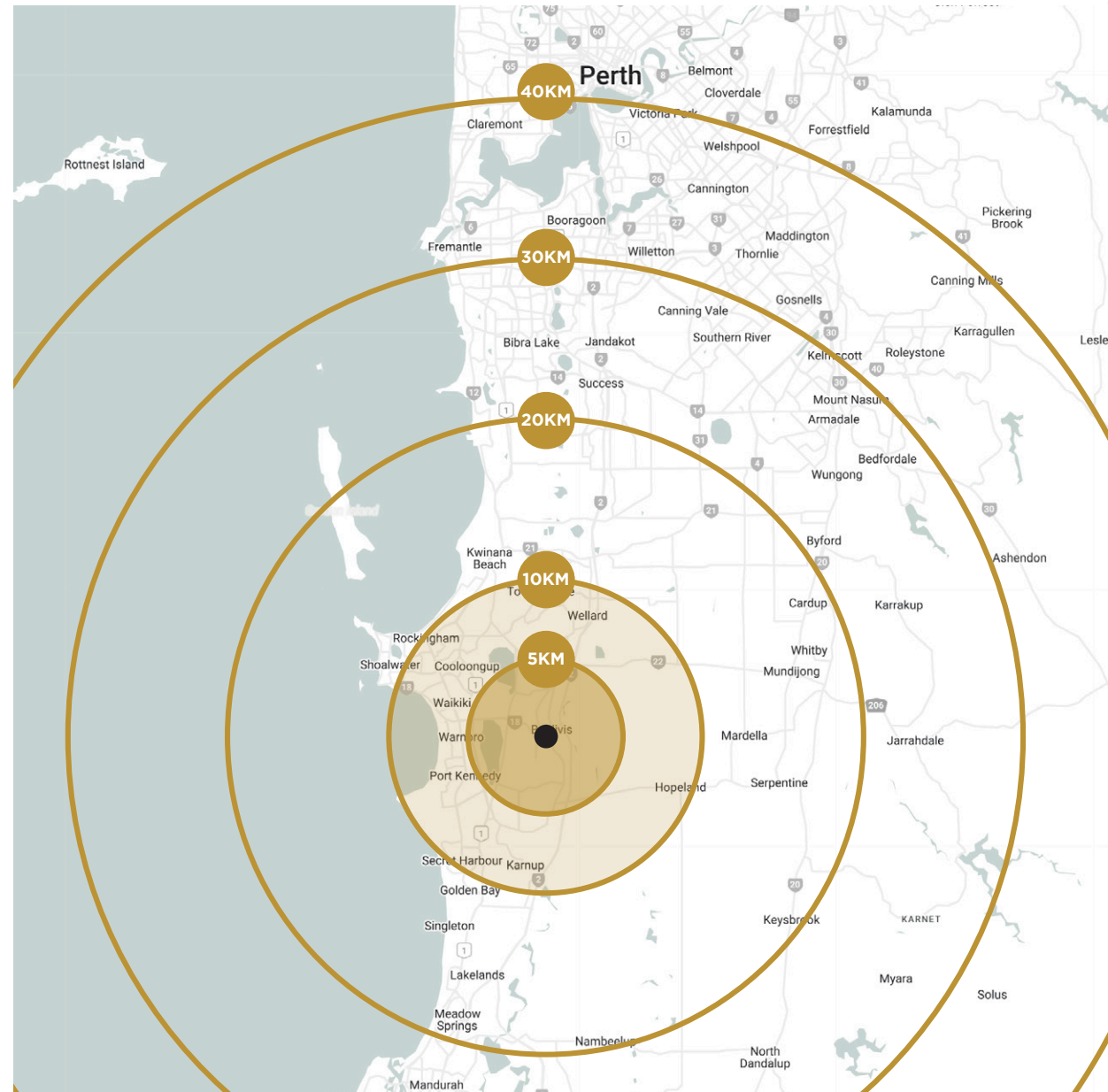




# Location – Localé

The residences are situated in the desirable vibrant area of Baldivis.

5m	Beautiful Parkland across the road
1km	Settlers Hill Shopping Centre
1km	Commercial Shopping District
1km	Freeway Access
10km	Rockingham / Safety Bay
22km	Mandurah
30km	Fiona Stanley Hospital
30km	Fremantle
40km	Perth City













# Floorplan

## Features

4  3  + 1   175 sqm

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





## Dining and Kitchen



## Living Area



## Kitchen Features

1. Adjustable Benchtop
2. Drawer Dishwasher
3. Oven handle at 1000mm
4. Microwave Recess
5. Induction Cooktop
6. Rangehood





## SDA Bedroom 1



## SDA Bathroom 1



## SDA Bedroom 2





## SDA Bathroom 2



## SDA Bedroom 3





## SDA Bathroom 3



## Outdoor Courtyard





# 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
<b>TOTALS</b>		<b>218</b>	<b>42</b>	<b>260</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

Operations Manager  
for Yaran NDIS



Vesna Pravica

Customer Engagement  
Manager for Yaran NDIS



Dale Keppie

Property Coordinator  
for Yaran NDIS



**YARAN**

23 Lyall St, South Perth,  
Western Australia 6151

T: 0452 667 944

E: [ndis@yaran.com.au](mailto:ndis@yaran.com.au)

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