



ABINGTON

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.

## ABINGTON BALDIVIS RESIDENCES

Known for its relaxed lifestyle, scenic surroundings, and community spirit, all our 9 ground floor units are situated in Baldivis – a suburb that offers a blend of urban conveniences and natural beauty. Each unit 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 Abington 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

- 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



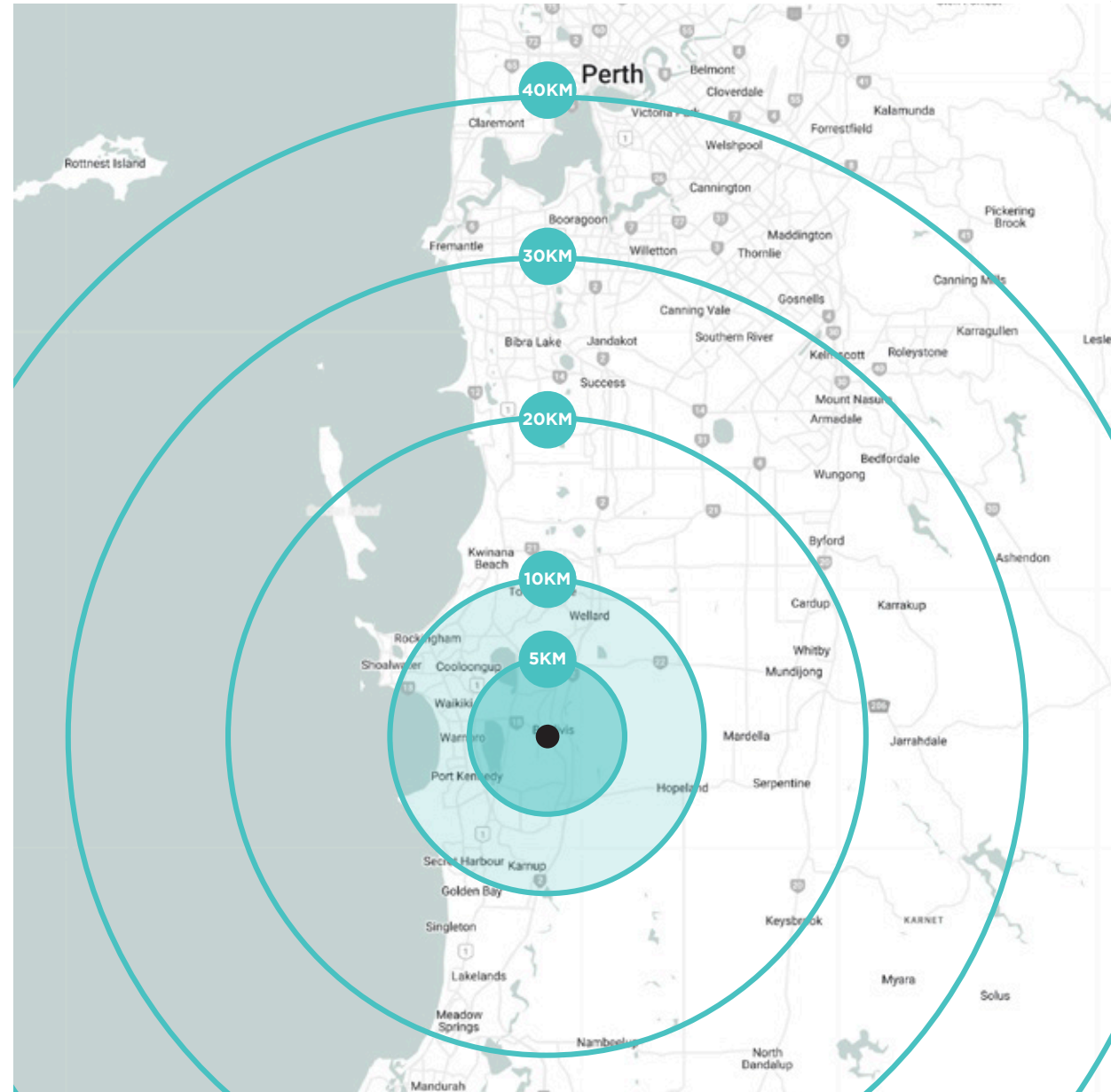
Our mission is to provide housing which is affordable, fit-for-purpose and environmentally conscious.



# Location - Localé

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

150m	Settlers Hill Shopping Centre
200m	Commercial Shopping District
400m	Parklands and Trails
1km	Freeway Access
10km	Rockingham / Safety Bay
22km	Mandurah
30km	Fiona Stanley Hospital
30km	Fremantle
40km	Perth City







KARDINYA SHOPPING CENTRE

SAFETY BAY

ROCKINGHAM CENTRE

LAKE WALYUNGUP

BALDIVIS SPORTS COMPLEX



SETTLERS HILL SHOPPING CENTRE

RESTAURANTS & CAFES

BARIBARI RESERVE

COMMERCIAL DISTRICT

KWINANA FREEWAY



# Floorplan

2  2   87 sqm

## Features

- 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



## 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





## Second Bedroom



Second Bathroom







# ABINGTON

BALDIVIS



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	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)