



# HICKS STREET

G O S N E L L S



# 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.



# Hicks Street Gosnells Residences

Situated in Gosnells, a suburban community within the Perth metropolitan area, the 10 SDA ground floor residences offer a relatively peaceful suburban lifestyle while still being well-connected to the larger city of Perth. All these residences are designed to provide a safe, 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 Gosnell Residences



## Resident Courtyards



# 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.

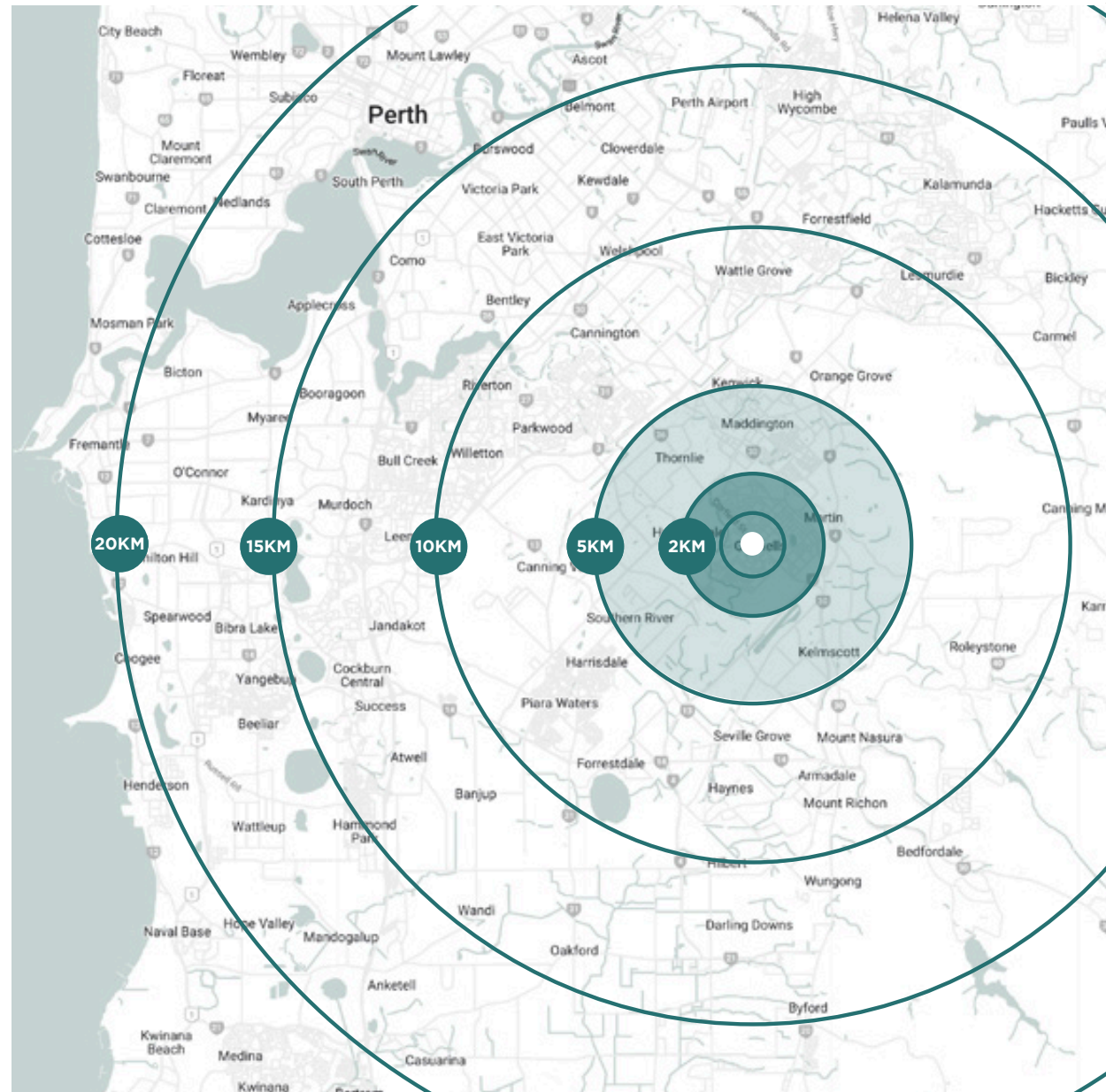
Our mission is to provide housing which is affordable, fit-for-purpose and environmentally conscious.



# 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

CAFES &  
SHOPS  
CHEMIST

GOSNELLS  
TRAIN  
STATION

GOSNELL'S  
COMMERCIAL  
& RETAIL  
SHOPS



GOSNELLS  
PRIMARY  
SCHOOL

MARY  
CARROLL  
PARK

ASTLEY  
RIVER  
PARK

TONKIN  
HIGHWAY

# 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



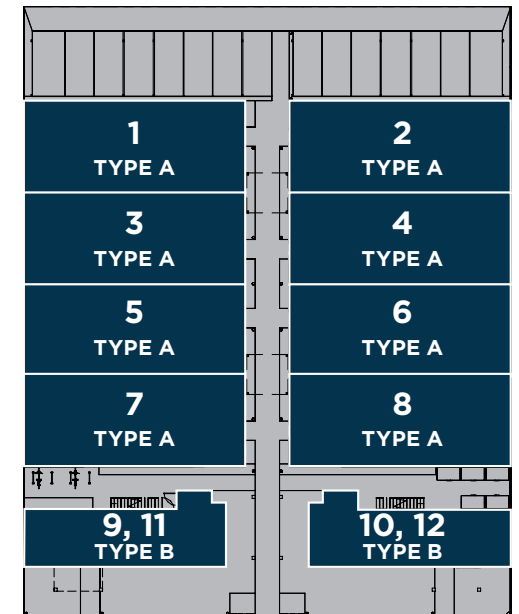
### SDA Type B

1 bedroom, 1 bathroom, 1 participant

1  1   70 sqm



## Site Plan



## Dining and Kitchen



## Living Area



## Kitchen



## 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 |                              |                    |



## Open Plan Living



## Master Bedroom



## Accessible Bathroom



## Second Bedroom



## Second Bathroom





# Yaran's

## — Point of Difference

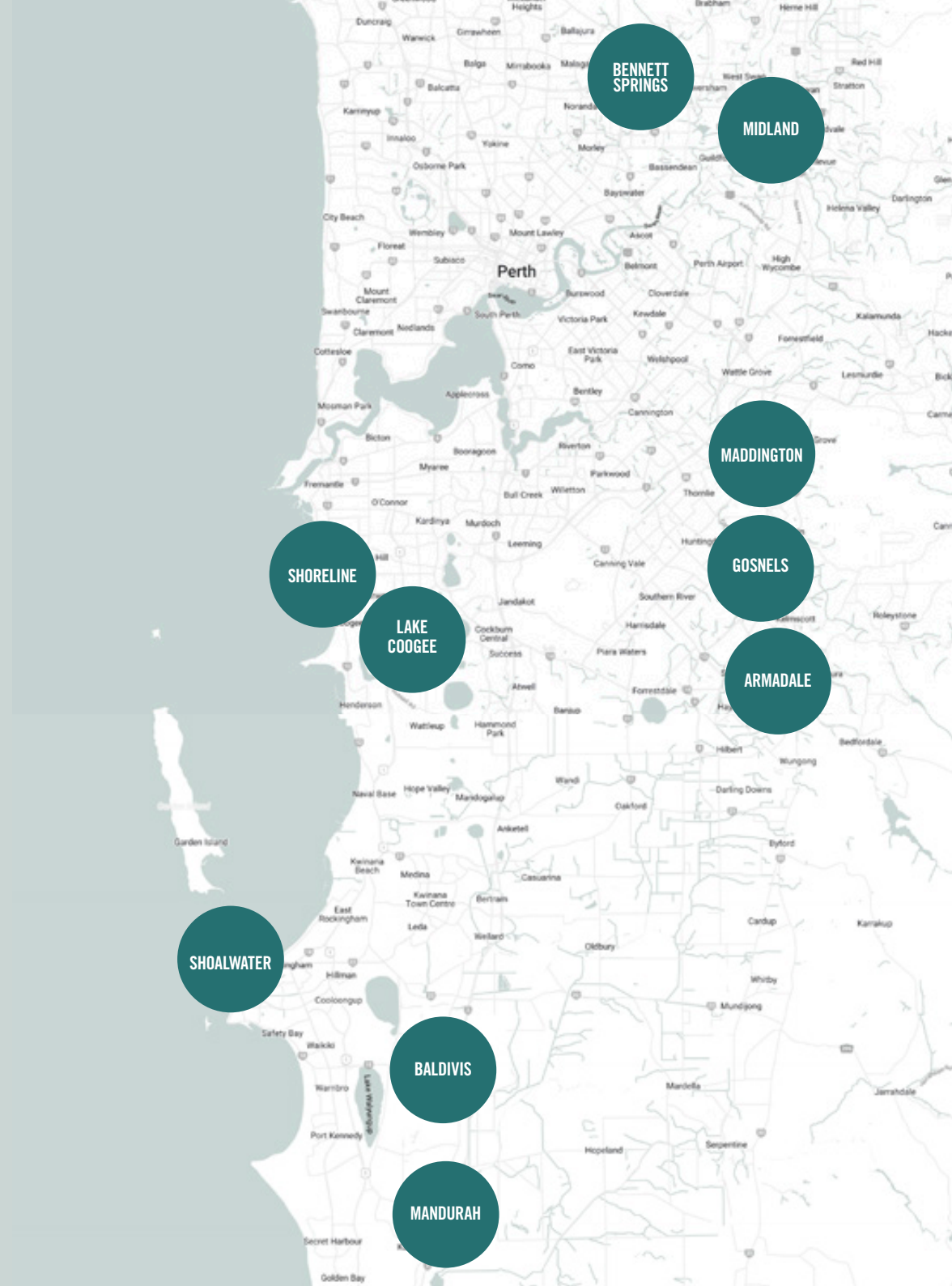
- Single-Occupancy dwellings with additional bedroom and bathroom for family members, guests, and support workers
- Quality-built SDA homes that meet High Physical Support Design Standards
- Accepting NDIS participants with High Physical Support, Fully Accessible and Improved Liveability funding
- Additional 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
<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



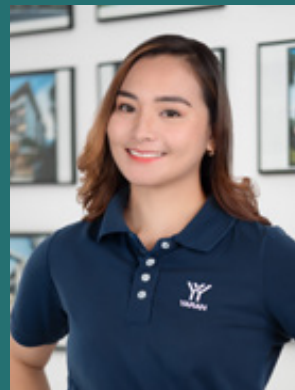
Marco Buonaiuto

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)

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