



SHORELINE

0 NORTH COOGEE 0



About —*Yaran*



Yaran

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Phone: 0452 667 944

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.

Shoreline Apartments

The apartments are situated in the desirable coastal area of Shoreline in North Coogee and are part of a boutique building of 20 apartments, thoughtfully crafted to provide a comfortable and accessible living environment that includes necessary adaptive features and facilities.

Our apartments are available for NDIS Participants under the following SDA Categories:

- High Physical Support
- Fully Accessible
- Improved Liveability

NORTH COOGEE



Welcome to Shoreline's Main Entrance



Balcony views



Liveability

—Features



ACCESS TO COMMON AREAS

- Safe, step-free pathway from street/parking to entrance.
- Level entrance for easy access.
- Smooth internal doors and corridors for comfortable movement.
- Flat access to outdoor areas accessible by wheelchair.



ASSISTIVE TECHNOLOGIES

- Intercom system with central connection to all in-house automations.
- Height-adjustable benchtops.
- Provision for ceiling hoists.
- Provision for automated doors and blinds to windows.



PROPERTY FEATURES

- Private Balcony
- Allocated Storerooms
- Wide Doorways
- Bathroom vanity/hand basin accessible in seated or standing position.
- Pets Allowed



AMENITIES/ NEARBY FACILITIES

- Shoreline Estate offers parks, social activity areas, BBQs.
- Distance to North Coogee Beach
- Distance to nearest shopping centre
- 4 km South of Fremantle
- 18km from Perth's CBD

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

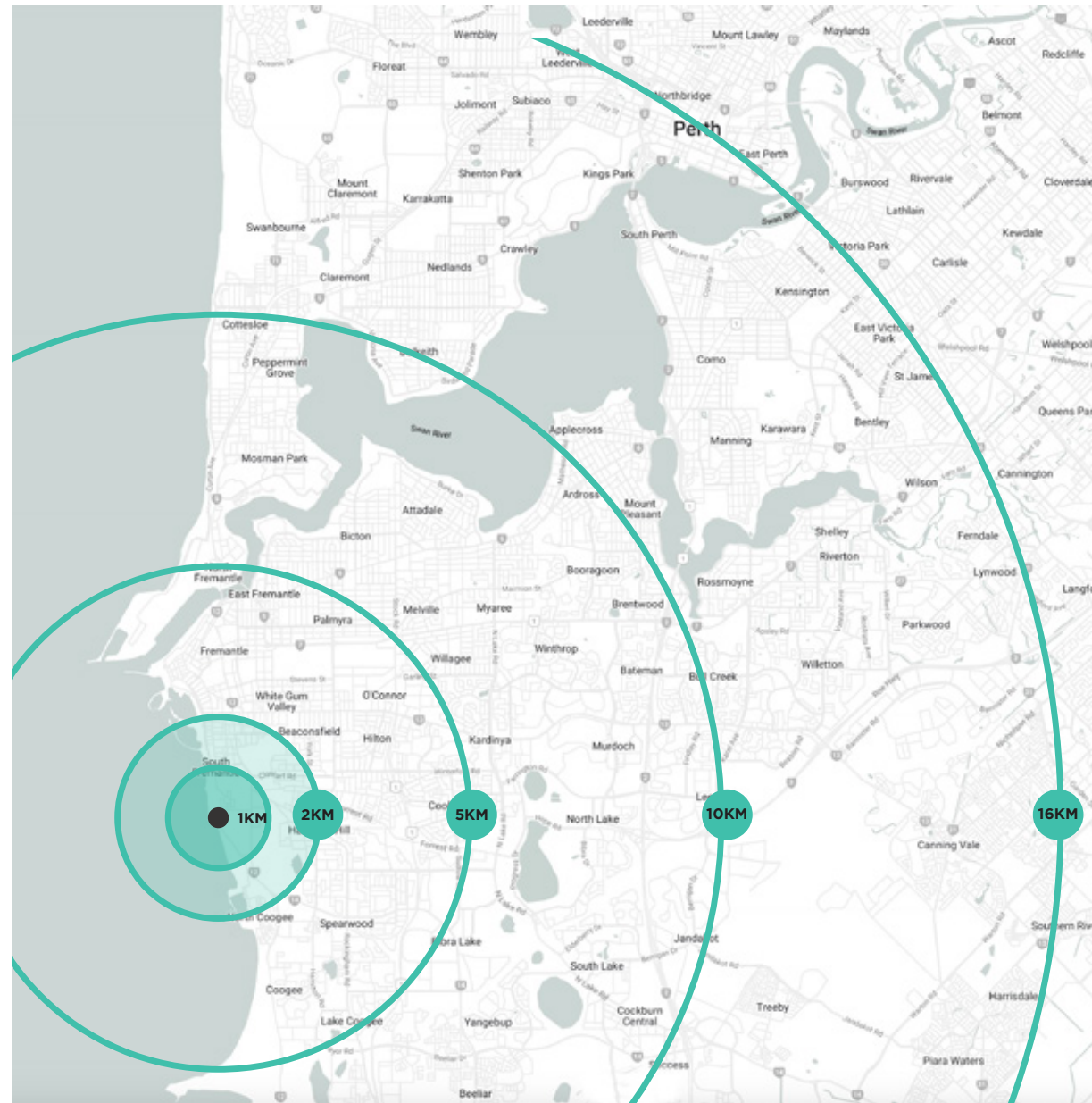


Location

—*Localé*

The apartments are situated in the desirable coastal area of Shoreline, in North Coogee.

1km	Port Coogee Shopping Centre
1km	Medical Centres
2km	Coogee Beach
2km	South Beach
2km	South Fremantle Cafe Strip
3km	Fremantle
10km	Cottesloe Beach
16km	Perth City





Main Carpark Entrance



Common Areas



Floorplan

Features

2  2  87 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).





Living Area



Light-filled Kitchen



Master Bedroom



Kitchen Features

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



Second Bedroom



Accessible Bathroom





For further information and to secure an apartment, 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 maintenance services

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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