



# SHOALWATER

50 PENGUIN ROAD



# 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.

# SHOALWATER VILLAS

Located in Shoalwater, a coastal suburb south of Perth, these 7 SDA ground-floor villas offer a serene lifestyle near stunning beaches. Designed for safety and accessibility, each villa provides a modern, comfortable, and inclusive living environment.

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

-  High Physical Support
-  Fully Accessible
-  Improved Liveability





WELCOME TO SHOALWATER VILAS



## 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

- Located 46 km south of Perth's CBD.
- Home to Shoalwater Islands Marine Park and several reserves.
- Close to Rockingham Shopping Centre, FreshPro Rockingham, and Waikiki Shopping Centre.
- Rockingham Train Station offers easy access to Perth's CBD.
- Bus services connect Shoalwater to Rockingham, nearby suburbs, and Perth.

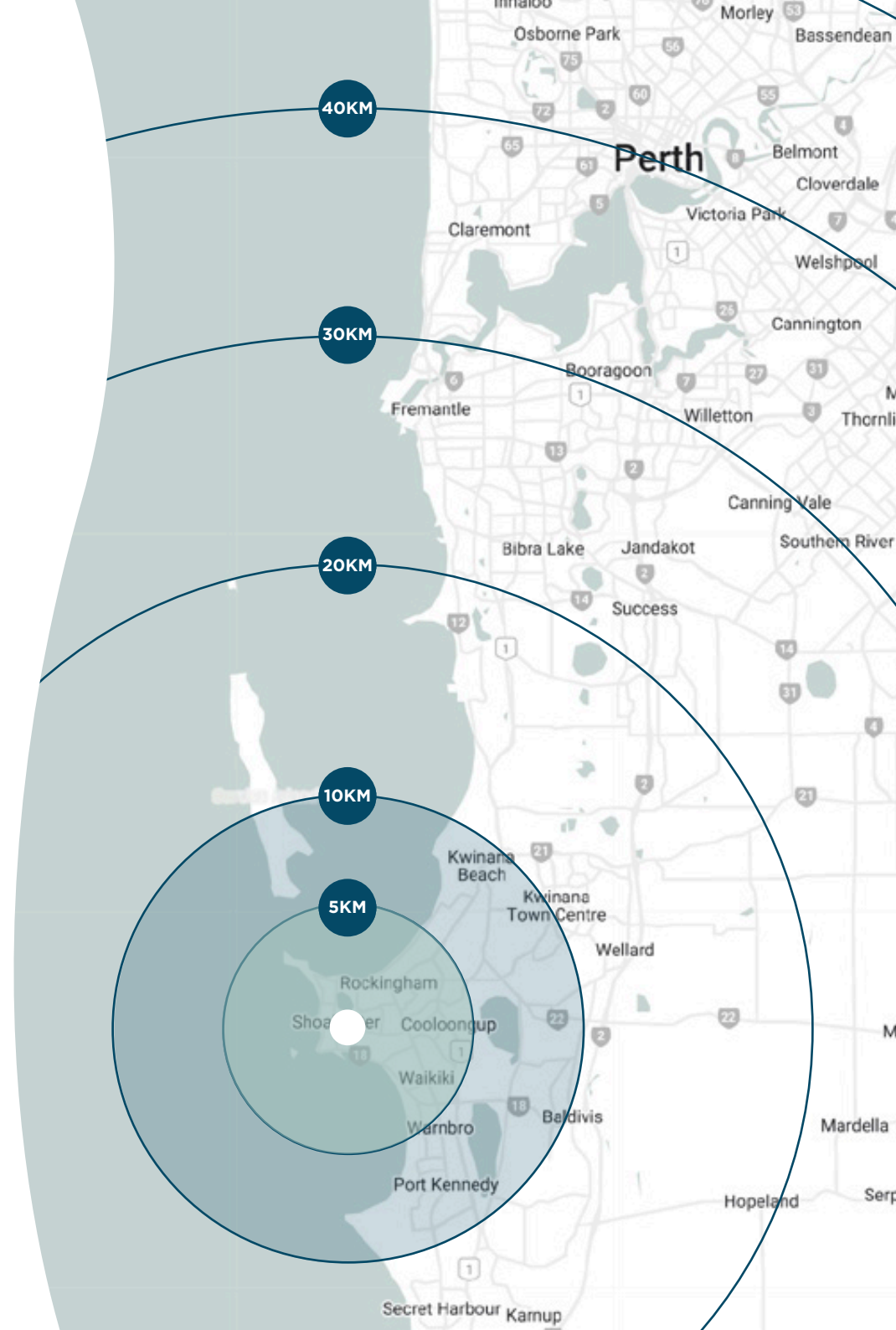
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PROVIDE HOUSING  
WHICH IS AFFORDABLE,  
FIT-FOR-PURPOSE AND  
ENVIRONMENTALLY  
CONSCIOUS.



# LOCATION - LOCALE

THE RESIDENCES ARE  
SITUATED IN THE DESIRABLE  
COASTAL AREA OF SHOALWATER.

18m	Shoalwater Foreshore
200m	Cafe and Restaurant
1km	IGA Shopping Centre
3.5km	Rockingham Shopping Centre
3.5km	Cinemas
4km	Rockingham Foreshore Cafe Strip
5km	Tafe Campus
6km	Rockingham General Hospital
27km	Fremantle
27km	Mandurah







TERN ISLAND  
RESERVE  
FORESHORE

CAFE  
STRIP

SAFETY BAY  
TENNIS  
CLUB

TO  
MANDURAH



PENGUIN  
ISLAND

SHOALWATER  
BEACH

SAFETY BAY  
PRIMARY  
SCHOOL

TO  
ROCKINGHAM  
SHOPPING  
CENTRE





# 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, 1 bathroom, 1 participant

2  2   136.50 sqm



## LIVING AREA





## DINING AND KITCHEN 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 |                              |                    |



## MASTER BEDROOM





## EASILY ACCESSIBLE ENSUITE FOR MASTER BEDROOM



## SECOND BEDROOM



## ENSUITE FOR SECOND BATHROOM





## PRIVATE COURTYARD



## LANDSCAPED ACCESSWAYS





## 18M TO SHOALWATER BAY FORESHORE





# 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
<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



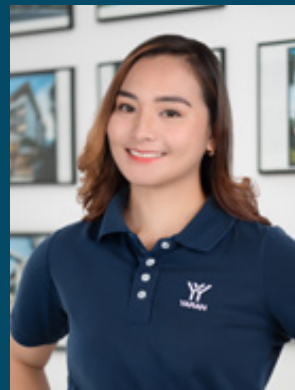
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