



MR  
MADDINGTON

YY  
YARAN

# ABOUT - YARAN



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.

Yaran

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# ORR VILLAS MADDINGTON

Situated in Maddington, a lively suburb within the Perth metropolitan area, the 7 SDA villas offer a balance of suburban charm and city convenience. These villas are thoughtfully designed to provide a safe, comfortable, and accessible living environment with essential adaptive features and modern facilities.

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

-  High Physical Support
-  Fully Accessible
-  Improved Liveability





WELCOME TO MADDINGTON VILLAS



## 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 20 km southeast of Perth's CBD.
- Maddington features several parks and reserves.
- Close to Maddington Central, Centro Maddington, and Bunnings Warehouse.
- Maddington Train Station provides access to Perth's CBD.
- Bus services connect Maddington to surrounding suburbs and the city.



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FREMANTLE

PERTH  
CITY

THORNIE  
NATURE  
TRAIL

MADDINGTON  
CENTRAL

KENWICK  
STATION

RR

SHOPS AND  
RESTAURANTS



# 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

1 bedrooms, 1 bathroom, 1 participant

1  1   91 sqm

### SDA Type B

2 bedrooms, 2 bathrooms, 1 participant

2  2   135 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 AND SECURE ACCESSWAYS









# 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

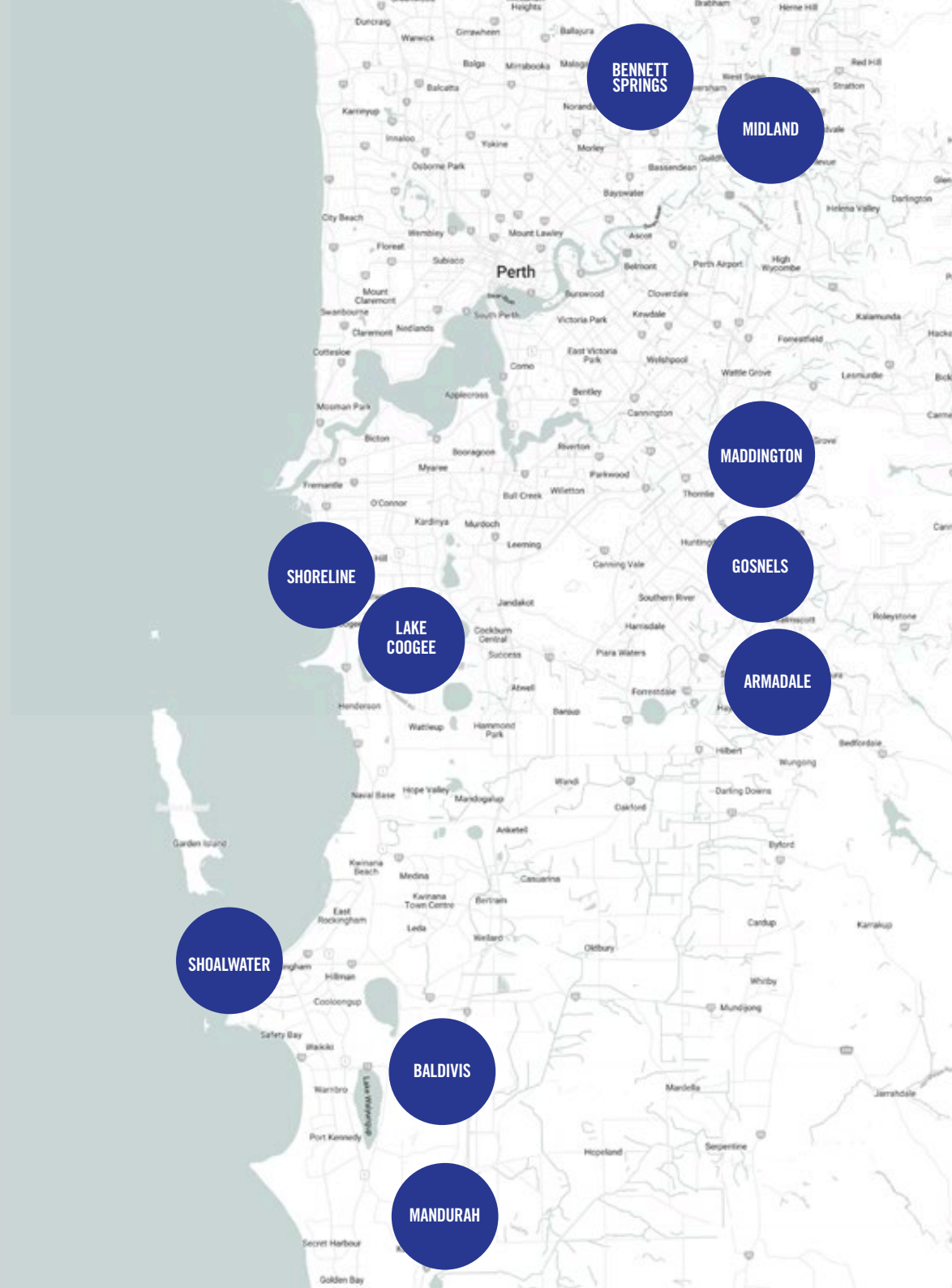
## Pipeline of SDAs

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



Marco Buonaiuto

General Manager of  
Yaran Property Group



Caio De Araujo

Business Development  
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