

ABOUT +ARAN



Yaran Email: ndis@yaran.com.au 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.

WINTERGREENE RESIDENCES



Located in the vibrant Bennet Springs area, these 14 SDA villas provide an exceptional standard of living within a peaceful and well-connected community. Thoughtfully designed with accessibility in mind, each villa is equipped with modern, adaptive features and amenities to ensure a safe and comfortable living environment. Whether you're looking for independence or support, these villas cater to a variety of needs, offering both convenience and tranquility in the heart of Perth's expanding metropolitan landscape.

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



High Physical Support



Fully Accessible



Improved Liveability

WELCOME TO WINTERGREENE, BENNETT SPRINGS



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 15 km north-east of Perth's CBD.
- Bennet Springs features several parks and nature reserves.
- Close to Bennet Springs Shopping Centre, Galleria Shopping Centre, and Coventry Village.
- The nearby Malaga Train Station provides access to Perth's CBD.
- Bus services connect Bennet
 Springs to surrounding suburbs
 and the city.

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



LOCATION - LOCALÉ

THE RESIDENCES ARE SITUATED IN THE DESIRABLE NORTHERN SUBURB OF BENNETT SPRINGS.

165m Springs Tavern

200m Beechboro Family Practice

250m Woolworths

1km Commercial Retail Area

1km Bennett Sprints Parkland

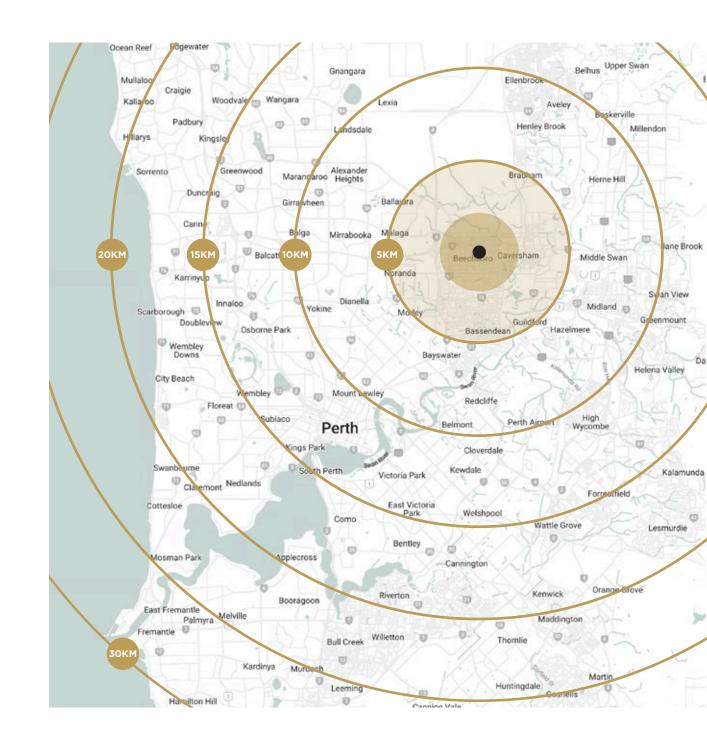
2.5km All Abilities Playspace

3km Whiteman Park

13km Perth

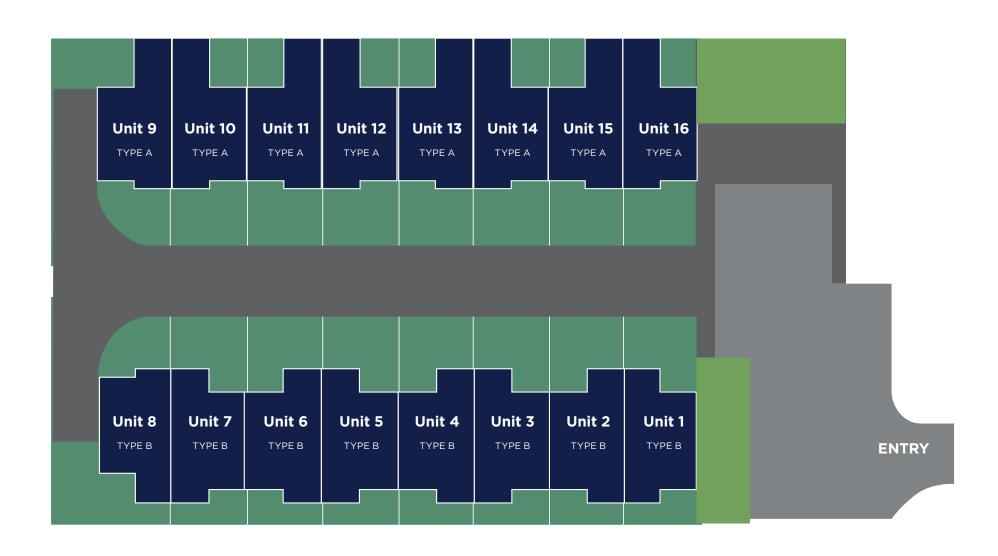
18km Coast

30km Fremantle





SITE PLAN



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 🕒 🔼 154 sqm



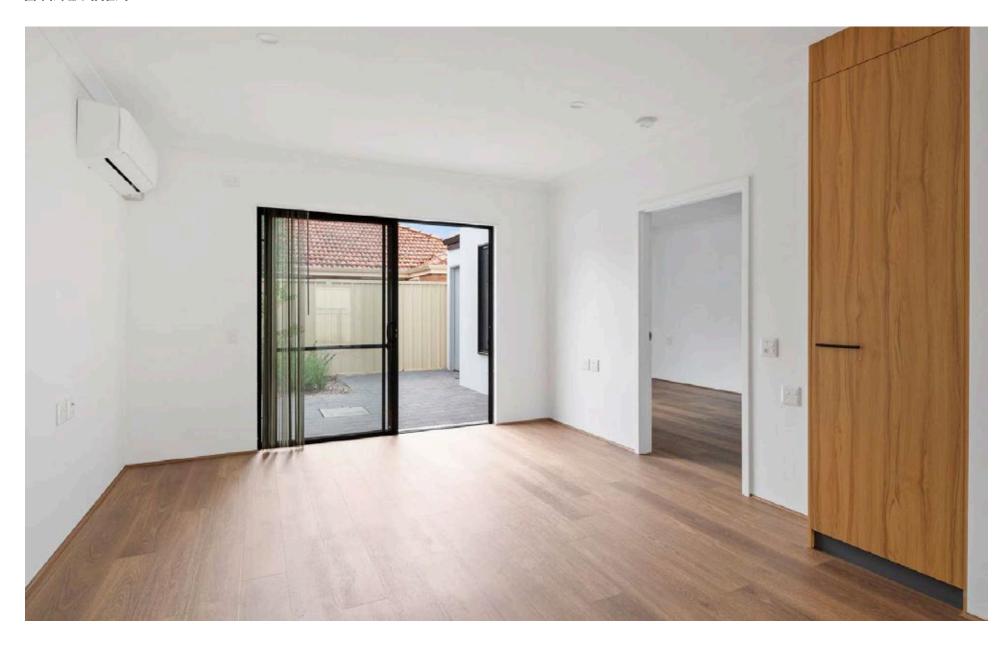
SDA Type B

2 bedroom, 2 bathrooms, 1 participant

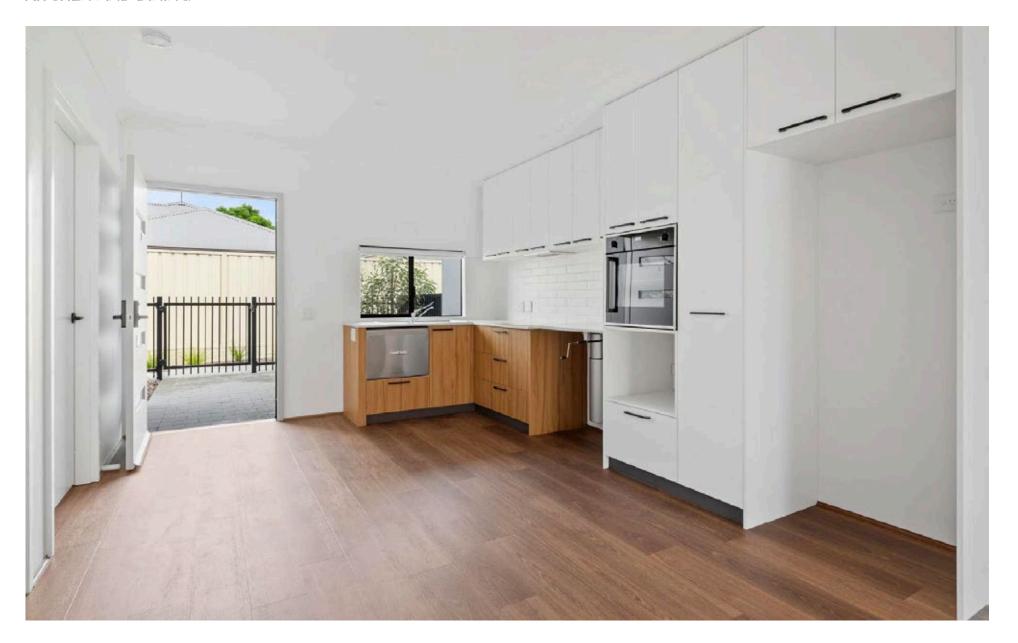
2 🖺 155 sqm



LIVING AREA

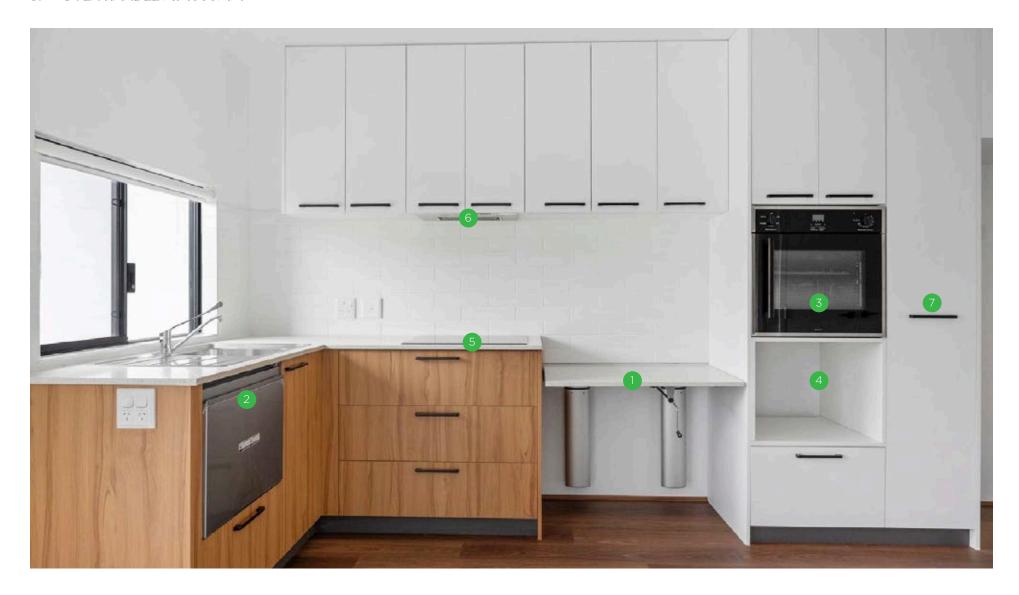


KITCHEN AND DINING

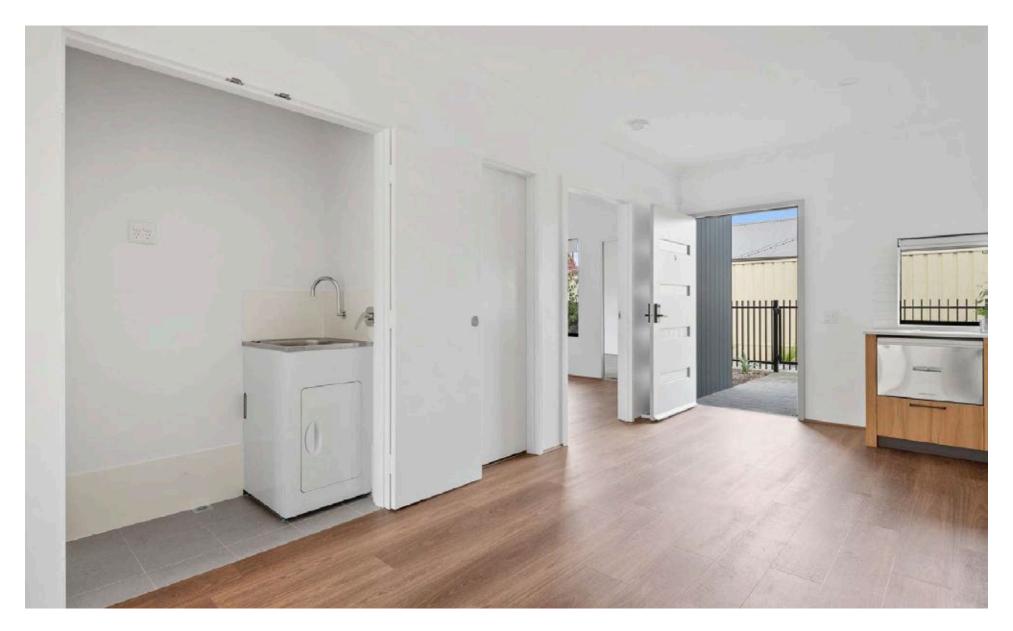


KITCHEN FEATURES

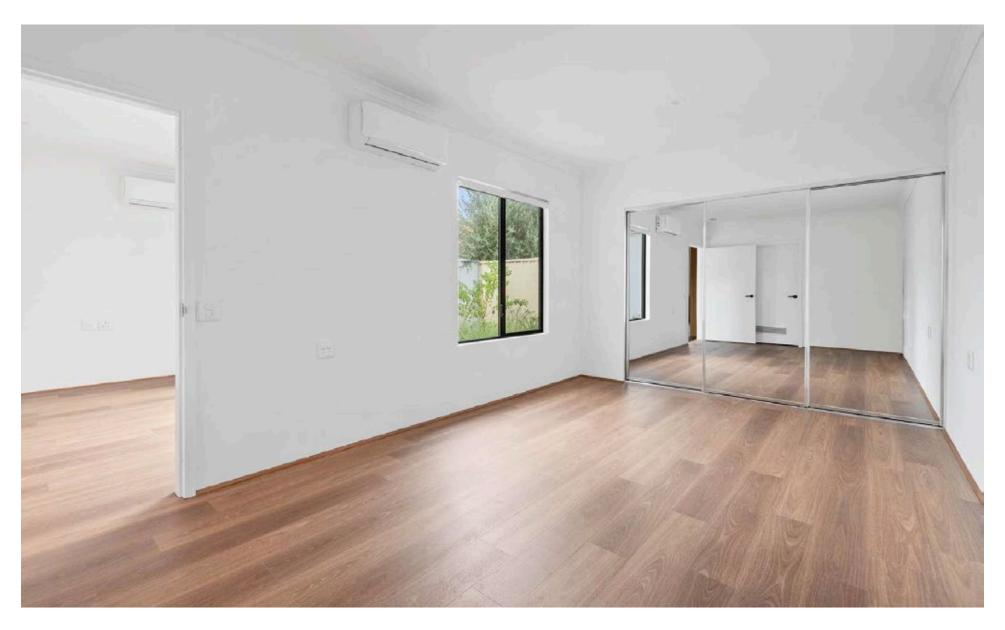
- ADJUSTABLE BENCHTOP
- 2. DRAWER DISHWASHER
- 3. OVEN HANDLE AT 1000MM
- 4. MICROWAVE RECESS AT 600MM 6. RANGEHOOD
 - 5. INDUCTION COOKTOP 7. PULL OUT PANTRY



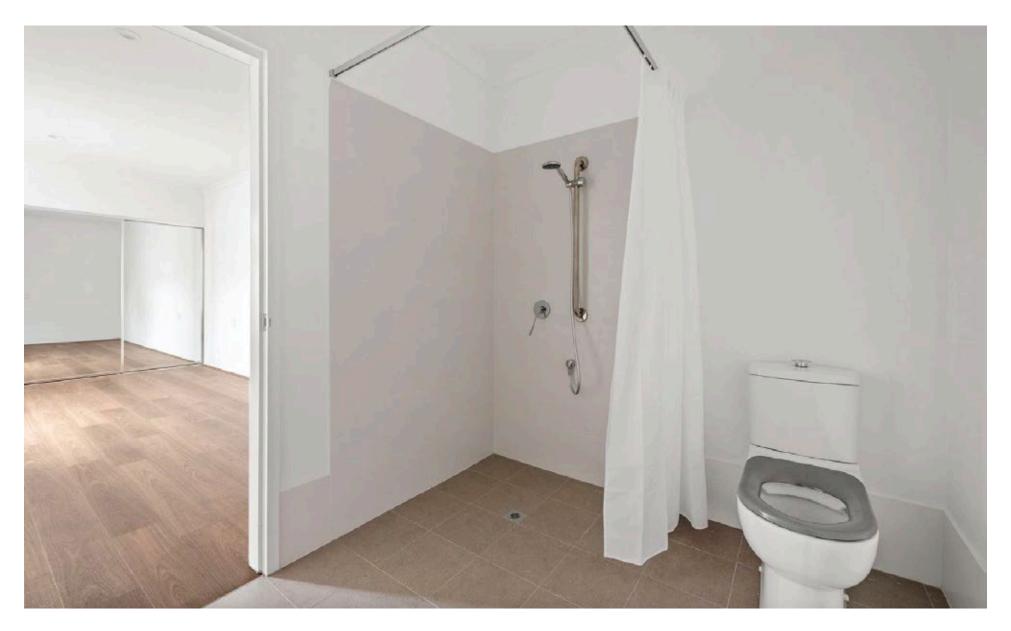
LAUNDRY



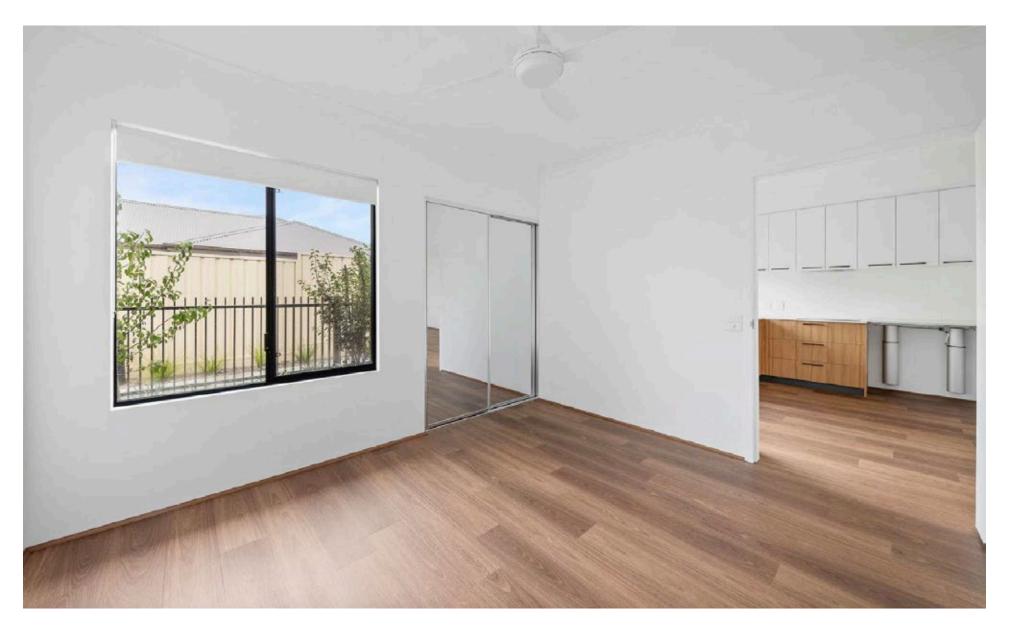
MASTER BEDROOM



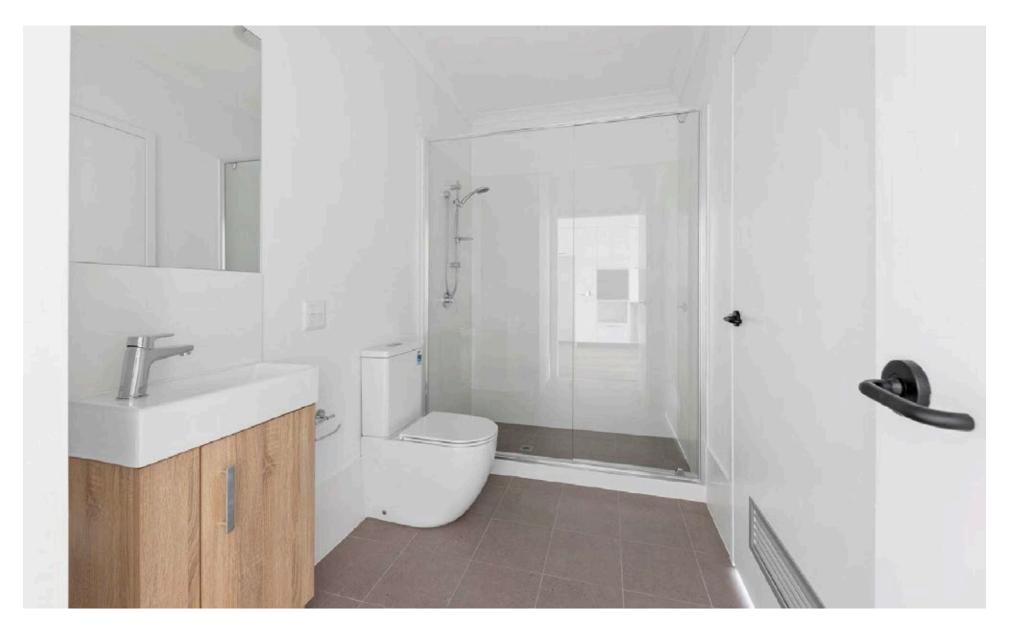
ACCESSIBLE BATHROOM



SECOND BEDROOM



SECOND BATHROOM



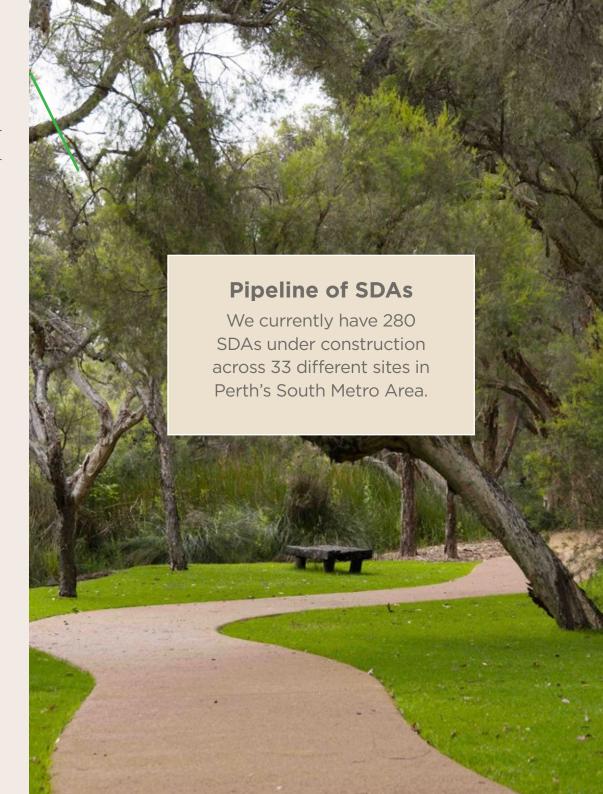


YARAN'S \ POINT OF DIFFERENCE

- 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 stressfree process from expression of interest to moving into your home
- Ongoing customer support and



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.



Paryar 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

