# LION. LAND MARKETING

# Waterford Prestige Estate

23 Patrick Court, Waterford West Qld

# House Plans specially designed for this Estate.

*"When you live here, you can leave your car in the garage and walk to all amenities!"* 

1300 138 185



# Welcome home!



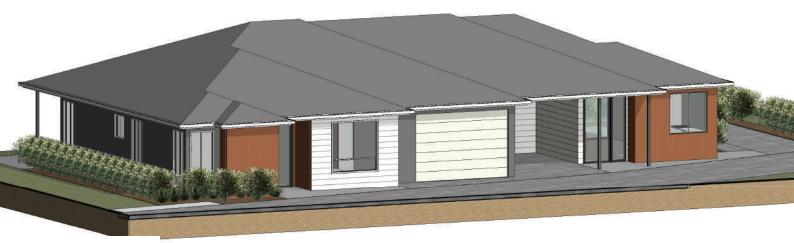
#### 23 Patrick Court, Waterford West QLD 4133

#### About SDA

Specialist Disability Accommodation (SDA) refers to accommodation that may be funded under the National Disability Insurance Scheme (NDIS) for eligible participants who have an extreme functional impairment or very high support needs.

Through development of SDA, the NDIS have sought to create an objective that ensures that all people with disabilities have the same rights as any other member of Australian society. This is done by enabling independence, social participation and exercising control and choice, in matters that affect their life i.e. the house in which they reside.

The design standards have been crafted with the intention of improving the lives of participants. They do this by assisting participants to live in a home that meets their individual needs. The homes are situated in communities that facilitate social connections, which helps to create a sense of belonging.



#### FLOOR AREAS:

4



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#### Unit 1 Floor Area:

Habitable	= 75.86M2
Alfresco	= 17.87M2
TOTAL	= 93.73M2

#### Unit 2 Floor Area:

Habitable = 79.22M2 Alfresco = 17.33M2 TOTAL = 96.55M2

#### Unit 3 Floor Area:

Habitable = 70.74M2 Alfresco = 13.99M2 TOTAL = 84.73M2

#### Unit 4 Floor Area:

Habitable = 75.86M2Alfresco = 9.74M2TOTAL = 85.60M2

#### Unit 5 Floor Area:

Habitable = 98.00M2 Alfresco = 11.12M2 TOTAL = 109.12M2





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### da ensuite 3.65 x 2.55 garage garage 3.3 x 5.8 FLOOR AREAS: MAIN HOME Living = 124.71M2 Alfresco = 15.48M2Garage = 31.78M2 Total = 171.97M2 VILLA = 60.16M2 Living Alfresco = 5.99M2 Garage = 24.29M2 Total = 90.44M2

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