



13 Slender Way, Byford

## Brand New 3 Bedroom 3 Bathroom SDA Compliant

SLENDER WAY COMES OFF CARINATA CRESCENT

Welcome to 13 Slender Way, Byford &mdash; a thoughtfully designed, brand-new Specialist Disability Accommodation (SDA) residence, purpose-built to deliver exceptional comfort, accessibility, independence and modern living.

Positioned in the growing and family-friendly suburb of Byford, this beautifully appointed 3-bedroom, 2-bathroom home has been carefully constructed to meet SDA design requirements.

From the moment you arrive, you'll appreciate the contemporary street appeal, spacious layout, and premium finishes throughout. Every element of the home has been designed with accessibility and ease of living in mind, ensuring residents can enjoy both independence and peace of mind in a home tailored to their needs.

The residence features three generously sized bedrooms, including carefully designed spaces suitable for participants and support arrangements, alongside two modern bathrooms fitted with accessible features and quality fixtures. Wide hallways, open-plan living areas,

3 3 2

### FOR SALE

FROM \$799,500 plus 10% GST

### VIEW

By Appointment

### AGENTS

John Rechichi  
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Ethan Abeynayake  
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### AGENCY

LJ Hooker Harrisdale  
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Interested parties must rely solely on their own enquiries.



seamless transitions between spaces, and practical layouts provide enhanced mobility and comfort throughout the property.

At the heart of the home is a bright and spacious open-plan kitchen, living, and dining area designed to encourage connection, relaxation, and everyday functionality. The modern kitchen offers ample storage, quality appliances, and accessible design considerations to support independent living and daily convenience.

The outdoor areas have also been designed for low-maintenance enjoyment, providing secure and comfortable spaces for residents to relax or entertain while enjoying privacy and safety.

Located within close proximity to local shops, medical facilities, public transport, parks, and community amenities, 13 Slender Way offers the perfect balance between accessibility and lifestyle. Residents can enjoy the benefits of a peaceful suburban setting while remaining well connected to essential services and support networks.

#### Key Features:

- Brand-new SDA-compliant home
- Purpose-built for NDIS participants
- 2 spacious bedrooms plus carers bedroom with ensuite
- 3 modern accessible bathrooms
- Open-plan living and dining design
- Contemporary kitchen with quality appliances
- Wide doorways and accessible layout
- Low-maintenance outdoor spaces
- Secure, comfortable, and functional living environment
- Located close to local amenities, transport, and healthcare services
- Designed to support independence, dignity, and quality of life

Being a new home under 12 months old has potential to be negatively geared.

For more information contact John Rechichi - 0418 948 714 and Ethan Abeynayake - 0435 133 000.

**DISCLAIMER:** The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however we cannot guarantee it. Accordingly, all interested parties should make their own enquires to verify the information.

#### MORE DETAILS

|               |        |
|---------------|--------|
| Property ID   | 2UKJ00 |
| Property Type | House  |
| Land Area     | 450 m2 |

#### John Rechichi 0418 948 714

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