

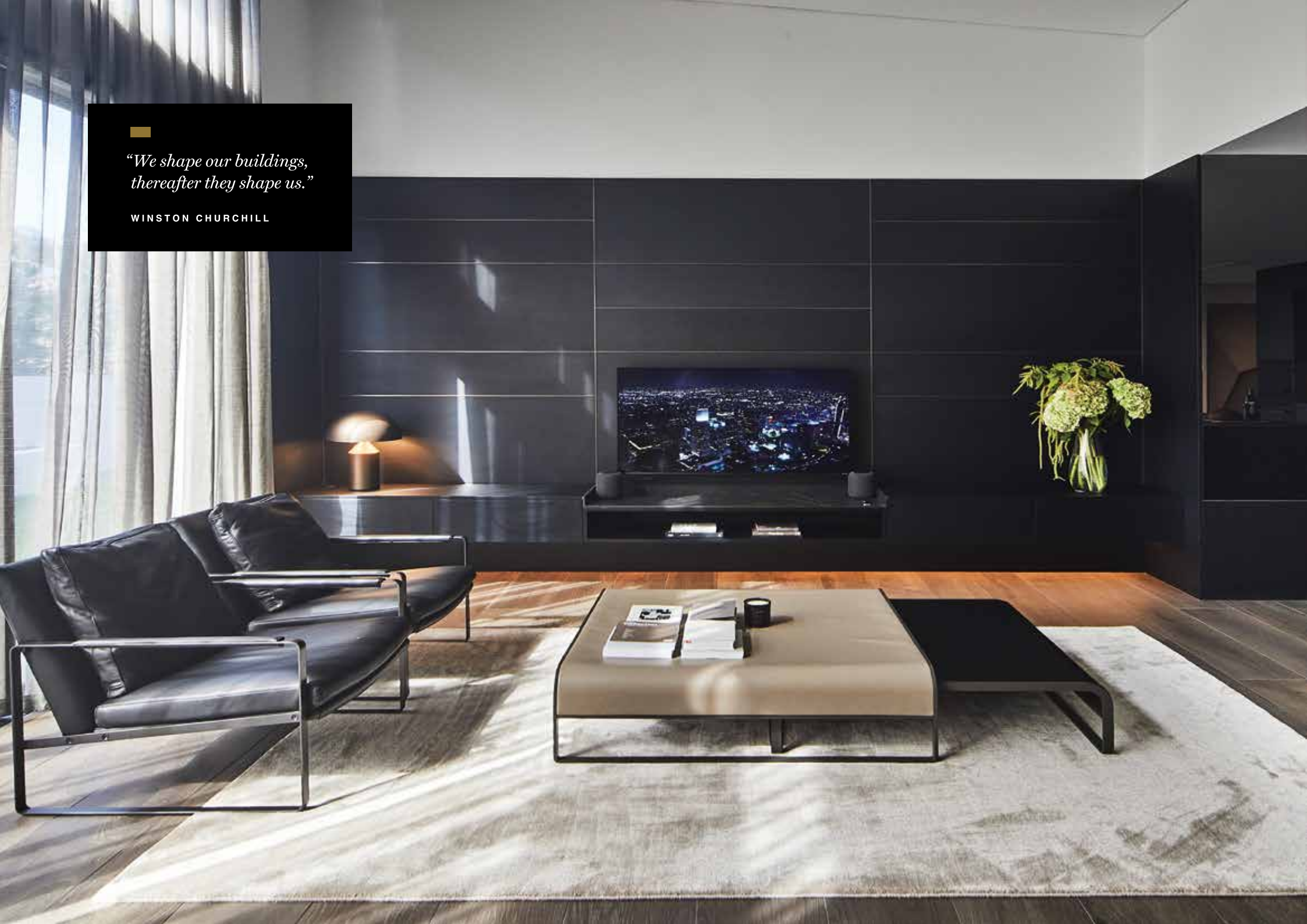
A HOME TO ENABLE

# Warrnambool, VIC



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*"We shape our buildings,  
thereafter they shape us."*

WINSTON CHURCHILL



DPN CASA CAPACE

## Beautiful living experiences for Australians with disabilities

A home to enable. We've created a beautiful living environment matched with assistive technology capabilities and innovation in its build. This home represents contemporary living at its finest.

Like nothing before, this home has been purposely designed with the residents in mind. It offers occupants functionality, accessibility and durability. This stylish home lives up to rigorous quality and safety standards, providing an exceptional living space.

Located in an established community, this home brings hand-picked, curated interiors and colour palettes, fixtures and finishes with an emphasis on design, coupled with a calm, luxury feel.

Built to SDA Design Category:  
Improved Liveability and Robust.



*“These homes are built on the unwavering philosophy that functionality and beautiful design should be accessible to all.”*

**AARON STEVENS**  
*Architect*



A modern bedroom with a large bed, a wardrobe, and a bedside table. The room is well-lit and features a neutral color palette. The bed has a dark duvet and light-colored pillows. A wardrobe with a hanging jacket is visible in the background. A bedside table with a lamp and a book is in the foreground. The floor is made of light-colored wood. The overall atmosphere is calm and luxurious.

PROPERTY INCLUSIONS

## A home to enable

### BEDROOMS

Bedrooms are purposely designed to create a private space with a calm luxury feel. Featuring a warm colour palette and complete with smart, integrated storage.

### DOORWAYS

All external doors have a zero threshold, meaning the surfaces are completely flush with no trip hazards.

### KITCHENS

Equipped with high quality, state of the art appliances with better haptic feedback and accessible features to enable easier use. Height adjustable benches to accommodate cooking from a wheelchair.

Importantly, the kitchens have been thoughtfully designed to create an easy to use space for both support workers and residents. Utilising high quality, state of the art appliances with better haptic feedback, kitchens are resilient and hard wearing while offering style and function.

## LAUNDRIES

All cupboards have full length handles in colours carefully selected to provide contrast for the visually impaired.

## SUPPORT WORKER OFFICES

Secure medicine fridge, filing and storage is available for resident and support worker's safety and privacy. The office is lockable with a secure exit to the patio. An admin control panel on the wall gives full access to all automation in the house. Support workers can sleep on a fold out bed for maximum space efficiency.







PROPERTY INCLUSIONS

## A home to enable

### BATHROOMS

Inspired by boutique day spas, the bathrooms provide a warm colour palette matched with high quality fittings to give a calm, luxurious feel. The distinctive porcelain floor tiles have been selected for their non-porous nature to repel germs.

The wall mounted sink is custom designed and accessible from either a seated or standing position and a storage unit is provided for each participant.

### LIVING / DINING

High ceilings provide light and open space, with large communal living area. The porcelain floor tiles have been selected for their non-porous nature and ability to repel germs.

## OUTDOOR LIVING

The doorway to the garden have a zero threshold, meaning the surfaces are completely flush, with no steps or trip hazards. With participants in mind, the accessible garden is 600mm high, enabling gardening from a seated or standing position. Seating is integrated, creating a perfect place for able bodied visitors to sit. A communal BBQ is located between the dwellings with shelter under the patio or awning.

## CAR SPACES

The carport and car spaces are fully accessible and designed for transport vehicles. A mini-bus with rear or side loading can pull up and easily get people in and out.

## SECURITY

The video intercom system is linked with the support workers and participants as required. The house features flood lights and security cameras can be installed.







WARRNAMBOOL, VIC

## Community profile

### SHOPPING

Warrnambool Central is located 2 km away which is home to Aldi, Woolworths, Coles and Supa IGA. There you will find many more speciality stores including fashion, food, health and beauty and fresh food. Northpoint Shopping Mall is also 2km away which provides Coles, a pharmacy and some eateries.

### FITNESS

To keep active you can access local swimming pools, parks and fitness centres within a short distance. Warrnambool is located on the Great Ocean Road and local attractions include Deep Blue Hot Springs, Flagstaff Hill Maritime Museum and Village and Tower Hill Wildlife Reserve. Warrnambool is also home to fantastic whale watching, beaches and rivers.

### HOSPITALS

The area is well serviced with public hospitals. These include St John of God Warrnambool Private Hospital and South West Healthcare. These are supported by over 50 specialist medical services –including general practices, physiotherapists, speech pathologists, occupational therapists and the Icon Cancer Centre.

### ENTERTAINMENT

Enjoy a range of entertainment with many clubs, pubs and restaurants located within the area.



## TRANSPORT

Routes 1, 2, 3 and 8 provides access in and around Warrnambool - with routes to and from Dennington, Allansford and Warrnambool Town Centre. Trains from Warrnambool will take you to Geelong and Melbourne.







ABOUT CASA CAPACE

## Changing the landscape, for good

Casa Capace has been developed specifically to cater for Australians requiring Specialist Disability Accommodation (SDA). Our experience and expertise enables a more attractive home, with greater flexibility and value for participants of the National Disability Insurance Scheme (NDIS).

It's our mission to challenge the unmet demand for SDA housing and to positively influence the lives

of thousands of NDIS participants, their families, friends and those who care for them.

Casa Capace is a registered provider of SDA with the NDIS.

We partner with high quality Supported Independent Living (SIL) providers to create beautiful homes for Australians with disabilities.




**BELIEVING IN BETTER**

**How do I live in a Casa Capace home?**

To live in our homes you need to:

1. Be a participant of the NDIS.
2. Have SDA included in your NDIS plan.  
If you are not sure about this, please contact us and we will assist you in finding out if you qualify.
3. Once you qualify, we work with our SIL partner(s) to help get you into a beautiful Casa Capace home.



*“Our passion is to help you  
live the life you want.”*

**SAM KHALIL**

*Group Managing Director*

CONTACT US TODAY

 **DPN** | *Casa Capace*

SDA PROVIDER

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SPECIALIST  
DISABILITY  
ACCOMMODATION  
ALLIANCE



PROPERTY REFERENCE NUMBER CCP-0129

*Live the life you want™*