



Built for Purpose

**6A GATFIELD STREET, NEWTOWN QLD 4350**

# SDA HOUSING YOU CAN TRUST



*“I met the team at a networking function presented in 2020. I was super impressed by their values, empathy and willingness to provide quality SDAs for my clients. As a Support Coordinator, I look for these attributes in all of my service providers.”* – Lauren S

*“All of the owners are amazing to deal with, such a caring organisation that I would recommend to anyone. Very professional, great at communication and really care for their clients.”* – Jade D

# ABOUT 6A GATFIELD STREET, NEWTOWN, QLD 4350

<b>Address</b>	6A Gatfield Street, Newtown, QLD 4350
<b>SDA Category</b>	Improved Liveability
<b>Configuration</b>	3 Bedroom House & OOA Room
<b>Proximity</b>	Within a 10-minute drive of essential services and community facilities
<b>Highlights</b>	<ul style="list-style-type: none"><li>✓ Exceeds SDA standards</li><li>✓ Plenty of storage</li><li>✓ Extra security features</li><li>✓ Energy and water efficient</li><li>✓ Accessible garden</li><li>✓ Beautiful home</li></ul>

Ready now at 6A Gatfield Street, Newtown, this purpose-built Improved Liveability SDA home combines comfort, independence and everyday practicality. The single-level, three-bedroom layout includes a dedicated OOA room to support onsite assistance.

Step inside to light-filled, open-plan living with an accessible kitchen, easy-reach storage and quality appliances—designed for smooth daily routines. Each bedroom offers generous proportions, built-in

storage and calming outlooks, while the bathroom is spacious and inviting.

Energy- and water-efficient inclusions, solar and durable finishes help reduce running costs. Extra security features and considered sightlines provide peace of mind. Outside, a level, accessible garden and off-street parking make arrivals simple and outdoor time enjoyable. Within a 10-minute drive of hospitals, shops and community facilities, this beautiful home keeps residents connected.





# CLOSE TO EVERYTHING

# HOW 6A GATFIELD STREET, NEWTOWN EXCEEDS NDIS DESIGN STANDARDS

	NDIS Standards	6A Gatfield Street Standards
<b>Door Opening Widths</b>	950 mm	1020 mm
<b>Public Accessible Entrances</b>	1 minimum	2
<b>Access Ways</b>	No requirement	Accessible access around entire building
<b>Private Open Space (POS)</b>	For each dwelling	12m <sup>2</sup> Of fully accessible private open space
<b>Windows &amp; Natural Light Requirements</b>	One window per room	Double glazed, aluminium framed and sliding door or swing doors
<b>Shared Storage Requirements</b>	No requirement	Multiple storage cupboards throughout the house
<b>Participant Storage</b>	No requirement	Generous robe cupboard in each bedroom / OOA room
<b>OOA Storage</b>	No requirement	1 lockable storage cupboard in the room
<b>Garden Bed</b>	No requirement	Accessible low-maintenance gardens with irrigation
<b>Outdoor Lighting / Security</b>	No specific requirement	Footpath, garden lighting and CCTV
<b>Energy Efficiency</b>	No requirement	Solar panels, double glazed windows, ceiling fans (where practical), insulated ceilings
<b>Water Efficiency</b>	No requirement	Rainwater tank for non-potable uses
<b>Aesthetic Colour Scheme</b>	No requirements	Warm colour scheme with an inviting feel
<b>Bathroom Aesthetic</b>	No requirements	Bathrooms have high-quality tiles, fixtures and fittings

## LIVING ROOM & KITCHEN

This light-filled open-plan living and kitchen space is designed for independence and calm. Easy-reach storage supports participants and support staff. Durable flooring, quality appliances and soft lighting create low-maintenance comfort. Large window and door openings provide natural light, ventilation and connections to outdoor areas.



## BEDROOM

The bedroom offers quiet comfort with wide circulation and direct outdoor access. Purpose-built joinery provides open shelving, drawers and a low bench for equipment. Power points and data are positioned for assistive technology. Soft lighting, block-out blinds and durable timber-look flooring support daily care, privacy and restorative, low-stimulation living comfort.



# BATHROOM

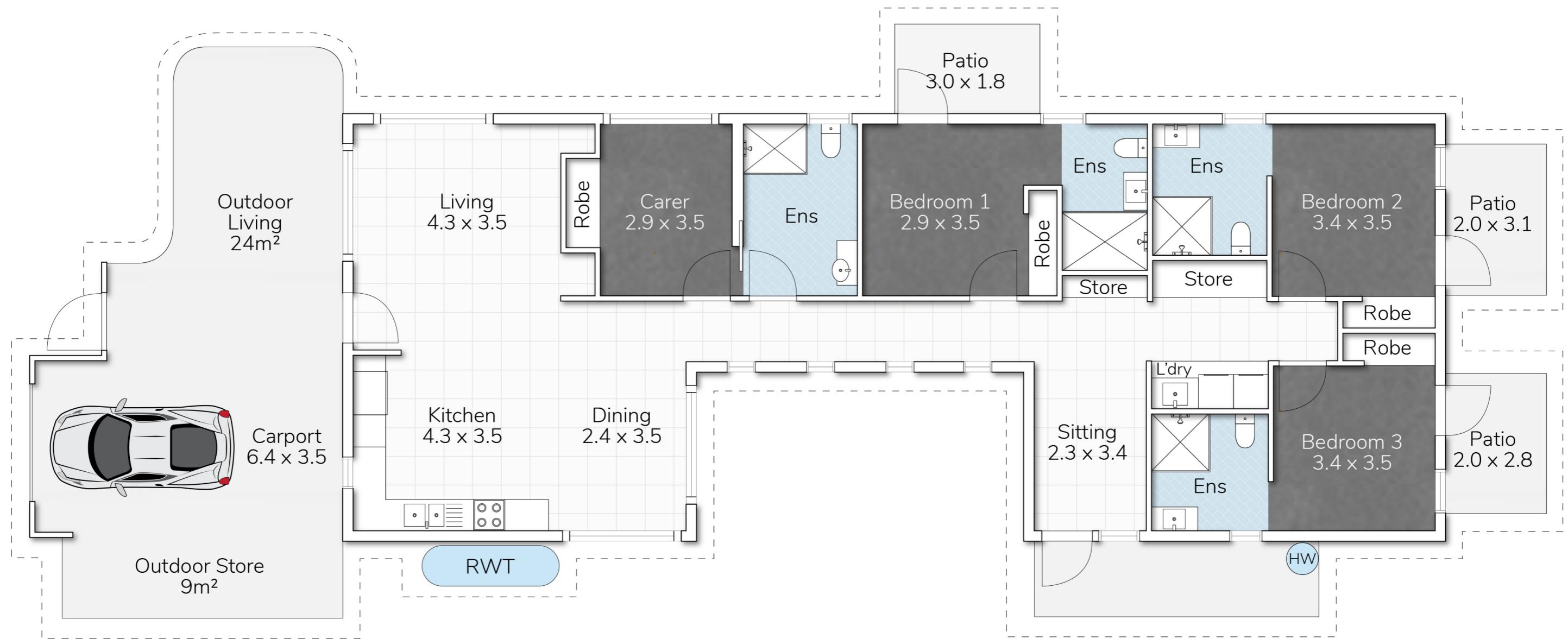
The accessible bathroom is spacious and easy to navigate. A level-entry, spacious shower with handheld mixer and curtain track supports safe showers. Slip-resistant tiles, privacy glazing and neutral finishes deliver comfort, hygiene and confidence for everyday routines and independence.



## ENTRY & VEHICLE TRANSFER ZONE

A wide, weather-protected entry with automated door prep makes arrivals simple and dignified. Direct access routes, non-slip surfaces and practical lighting support safe transfers from vehicles to living areas, improving daily efficiency for residents, visitors and support staff.





## 6A GATFIELD STREET, NEWTOWN

4 Bed 4 Bath 1 Car

Internal 162m<sup>2</sup> | External 85m<sup>2</sup> | Total 247m<sup>2</sup>

This floor plan is for marketing purposes only. Dimensions and layout are approximate.

# CONTACT US



**CHEYNE COOKE**  
Director & Operations Manager

cheyne@uhagroup.com.au  
+61 475 860 574  
Suite 32, 42 Bundall Road  
Bundall, QLD 4217

