

THE CARL





Welcome to



Located in the heart of Woolloongabba, "The Carl" is a state-of-the-art Specialist Disability Accommodation (SDA) development, featuring 13 premium High Physical Support apartments designed to promote independence, safety, and comfort.

Purpose-built to meet National Disability Insurance Scheme (NDIS) standards, The Carl sets a new benchmark in accessible, supported living. Every detail has been carefully considered to enhance mobility, convenience, and quality of life for residents.

More than just a residence, The Carl is a place to thrive—a vibrant community where independence is supported, and inclusivity is at the core.

Discover a home where accessibility meets modern living. The Carl—designed for independence, built for life.





About Skyring SDA

Skyring SDA is a leading developer and owner of Specialist Disability
Accommodation (SDA) properties,
dedicated to creating purpose-built
homes that cater to individuals with
complex support needs. As part of the
Skyring Assisted Living Accommodation
Fund, the company focuses on acquiring
and developing housing solutions that
align with the National Disability
Insurance Scheme (NDIS) standards.

Through strategic partnerships with NDIS providers, Skyring SDA ensures that their properties are not only compliant with SDA regulations but also foster independence and community integration for residents. Their commitment to socially responsible investments underscores their dedication to enhancing the quality of life for individuals with disabilities.





21 CARL STREET, WOOLLOONGABBA



13
High Physical Support
Apartments

Two On-site Overnight Apartments (OOA) for staff

Apartments located on:

Ground

Level 1

Level 2

Key Features

Prime Location

Woolloongabba is a vibrant and centrally located suburb of Brisbane, renowned for its rich heritage, dynamic community, and accessibility to major city hubs. Situated just 2 kilometers south of Brisbane's CBD, this thriving inner-city neighborhood combines modern living with a historic charm, making it ideal for residents of all needs and lifestyles.

1

Local Amenities

Woolloongabba offers a diverse range of dining options, from casual cafés to fine dining, catering to all tastes. Shopping is made easy with convenient access to Buranda Village and Stones Corner. Additionally, the area is home to community parks, recreational facilities, and the renowned Brisbane Cricket Ground (The Gabba), providing ample opportunities for relaxation and leisure.

2

Spacious Layout

Designed with accessibility in mind, each apartment at The Carl offers a generous floor plan, ranging from $79m^2$ to $152m^2$. The well-thought-out layouts ensure ease of movement, providing residents with comfortable and adaptable living spaces. Whether for independent living or with support needs, these apartments are crafted to accommodate a range of physical requirements while promoting convenience and accessibility.

3

Surrounding Hospitals

The Carl's prime location allows for ease of access to countless hospitals.

Located just 1.5 km away, Princess Alexandra Hospital is a leading tertiary hospital, while Greenslopes Private Hospital, known for its specialist care, is about 3 km from 21 Carl Street.

The Mater Hospital Brisbane, a comprehensive healthcare campus, is 3.5 km away, along with the Queensland Children's Hospital, offering world-class pediatric services within the same distance.

These hospitals ensure easy access to a wide range of medical care.



SDA FUNDING INFORMATION

CATEGORY, TYPE & FUNDING

These High Physical Support (HPS) apartments are suitable for NDIS participants with HPS, Fully Accessible (FA) or Improved Liveability (IL) SDA funding in their plan.

The NDIS SDA 2024-25 Calculator defines this as:

Dwelling enrolled as	Post 2023 New build
Building Type	Apartment 2 Bedroom - 1 Resident Apartment 2 Bedroom - 2 Resident Apartment 1 Bedroom - 1 Resident
Category	High Physical Support
Location	QLD - Brisbane South
OOA	2 x OOA Apartments
Fire Sprinklers	Yes

Ground Level

APARTMENT G02

Enrolled Funding: \$101,488



Two Bedroom

Accessible 2-bedroom 1-resident SDA apartment with open living, automated technology, and seamless mobility. Designed for comfort and convenience.



Two Bathroom

Spacious bathroom with easy access, and a sleek, functional design. Perfect for comfort and convenience.



Outdoor Area & Garde

Relax in a serene outdoor area featuring a lust gaten, prefect for unwinding or socializing in nature.



152m2 of Total So

Enjoy 98m² of internal living space and a 54 k² outdoor area.











G02 FLOOR PLAN

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G02/21 Carl Street WOOLOONGABBA

1 Car

2 Bath

2 Bed



Apartment 101

Enrolled Funding: \$101,488



Two Bedroom

Accessible 2-bedroom 1-resident SDA apartment with open living, automated technology, and seamless mobility. Designed for comfort and convenience



Two Bathroom

Spacious bathroom with easy access, and a sleek, functional design. Perfect for comfort and convenience.



Balcony

Enjoy a private balcony with ample space to clax unit the fresh air.



146m2 of Total S

Enjoy 110m² of internal living s











Internal Area: 110m

Indicative plan only. All information contain female is obtained from sources we believe it accurate, we cannot guarantee it accurainterested persons should should make and

SKYRING

SDA

Independent Living Solutions

101/21 Carl Street

WOOLOONGABBA

2 Bed

2 Bath

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Apartment 102

Enrolled Funding: \$97,689



One Bedroom

Accessible 1-bedroom 1-resident SDA apartment with open living, automated technology, and seamless mobility. Designed for comfort and convenience



One Bathroom

Spacious bathroom with easy access, and a sleek, functional design. Perfect for comfort and convenience.



Balcony

Enjoy a private balcony with ample space to clax unit, and take in the fresh air.



79m2 of Total Sp

Enjoy 65m² of internal living splace of a mm² external are







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102/21 Carl Street WOOLOONGABBA 1 Bed



Apartment 104

Enrolled Funding: \$101,488



Two Bedroom

Accessible 2-bedroom 1-resident SDA apartment with open living, automated technology, and seamless mobility. Designed for comfort and convenience.



Two Bathroom

Spacious bathroom with easy access, and a sleek, functional design. Perfect for comfort and convenience.



Balcony

Enjoy a private balcony with ample space to relax, unwind, and take in the fresh air.



139m2 of Total Space

Enjoy 103m² of internal living space and a 36m² external area.











Internal Area: 103m

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104/21 Carl Street WOOLOONGABBA 2 Bed

SKYRING

2 Bath





Apartment 105

Enrolled Funding: \$45,174 per participant



Two Bedroom

Accessible 2-bedroom 2-resident SDA apartment with open living, automated technology, and seamless mobility. Designed for comfort and convenience



Two Bathroom

Spacious bathroom with easy access, and a sleek, functional design. Perfect for comfort and convenience.



Balcony

Enjoy a private balcony with ample space to clax unit, and take in the fresh air.



145m2 of Total S

Enjoy 107m² of internal living s











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105/21 Carl Street WOOLOONGABBA 2 Bath 2 Bed



Apartment 106

Enrolled Funding: \$101,488



Two Bedroom

Accessible 2-bedroom 1-resident SDA apartment with open living, automated technology, and seamless mobility. Designed for comfort and convenience.



Two Bathroom

Spacious bathroom with easy access, and a sleek, functional design. Perfect for comfort and convenience.



Balcony

Enjoy a private balcony with ample space to relax, unwind, and take in



117m2 of Total Space

Enjoy 94m² of internal living space and a 23m² external area.











Indicative plan only. All information contains the plan only all information contains the believe accurate, We cannot guarantee it securificates and persons should should make an only later and appropriate.

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106/21 Carl Street

WOOLOONGABBA

WOOLOONGABBA

2 Bed

2 Bed

2 Bath

SKYRINQ

ROBE ENSUITE BED 1 TERRACE ENSUITE × ROBE BED 2 ENTRY TERRACE LIVING DINING/ KITCHEN

Apartment 107

Enrolled Funding: \$101,488



Two Bedroom

Accessible 2-bedroom 1-resident SDA apartment with open living, automated technology, and seamless mobility. Designed for comfort and convenience.



Two Bathroom

Spacious bathroom with easy access, and a sleek, functional design. Perfect for comfort and convenience.



Balcony

Enjoy a private balcony with ample space to clax unit, and take in the fresh air.



108m2 of Total S

Enjoy 86m² of internal living sp











Internal Area: 86m

Indicative plan only. All information contains herein is obtained from sources we believe it accurate. We cannot guarantee it secures interested persons should should make and

Independent Living Solutions
107/21 Carl Street
WOOLOONGABBA
WOOLOONGABBA

2 Bed
2 Beth
2 Bath

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Apartment 201

Enrolled Funding: \$101,488



Two Bedroom

Accessible 2-bedroom 1-resident SDA apartment with open living, automated technology, and seamless mobility. Designed for comfort and convenience.



Two Bathroom

Spacious bathroom with easy access, and a sleek, functional design. Perfect for comfort and convenience.



Balcony

Enjoy a private balcony with ample space to clax unit the fresh air.



152m2 of Total S

Enjoy 86m² of internal living splace 1 a zzm² external are











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TERRACE

201/21 Carl Street
WOOLOONGABBA

2 Bed

2 Bath
2 1 Car

Internal Area: 152m²
Total Area: 152m²

SKYRING

ENSUITE BED 2 ROBE ENSUITE DINING/ KITCHEN 0 ROBE LIVING BED 1 TERRACE

Apartment 202

Enrolled Funding: \$97,689



One Bedroom

Accessible 1-bedroom 1-resident SDA apartment with open living, automated technology, and seamless mobility. Designed for comfort and convenience.



One Bathroom

Spacious bathroom with easy access, and a sleek, functionables Perfect for comfort and convenience.



Balcony

Enjoy a private balcony with ample space to clax unan and take in the fresh air.



79m2 of Total Space

Enjoy 65m² of internal living source and a source external area.







Indicative plan only. All information contain harein is obtained from sources we believe to accurate. We cannot guarantee it's accurat interested persons should insue and on their can according I Bath

Internal Area: 65m²
External Area: 79m²
Total Area: 79m²
PH: 1300 73 72 74
www.skyrringsda.com.au

202/21 Carl Street wooLooNGABBA

Bed

1 Bed

1 Bath



Apartment 204

Enrolled Funding: \$101,488



Two Bedroom

Accessible 2-bedroom 1-resident SDA apartment with open living, automated technology, and seamless mobility. Designed for comfort and convenience.



Two Bathroom

Spacious bathroom with easy access, and a sleek, functional design. Perfect for comfort and convenience.



Balcony

Enjoy a private balcony with ample space to relation unwing take in the fresh air.



139m2 of Total Sp.

Enjoy 103m² of internal living space and a 3 external area











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1 Car

2 Bath

2 Bed

204/21 Carl Street WOOLOONGABB

ENSUITE BED 1 TERRACE ROBE :: KITCHEN LIVING ENTRY ROBE × ENSUITE BED 2 TERRACE

Apartment 205

Enrolled Funding: \$101,488



Two Bedroom

Accessible 2-bedroom 1-resident SDA apartment with open living, automated technology, and seamless mobility. Designed for comfort and convenience



Two Bathroom

Spacious bathroom with easy access, and a sleek, functional design. Perfect for comfort and convenience.



Balcony

Enjoy a private balcony with ample space to clax unit, and take in the fresh air.



145m2 of Total S

Enjoy 107m² of internal living s











Internal Area: 107m² External Area: 38m²

Indicative plan only All information con harrier additioned from sources we belie accurate. We cannot guarantee it's acc interested persons should should make

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205/21 Carl Street
WOOLOONGABBA

2 Bed

2 Bath

1 Car





Apartment 206

Required Funding: \$45,174 per participant



Two Bedroom

Accessible 2-bedroom 2-resident SDA apartment with open living, automated technology, and seamless mobility. Designed for comfort and convenience. This apartment will require matching of tenants.



Two Bathroom

Spacious bathroom with easy access, and a sleek, functional design. Perfect for comfort and convenience.



Balcony

Enjoy a private balcony with ample space to relax, unwind, and take in the fresh air.



117m2 of Total Space

Enjoy 94m² of internal living space and a 23m² external area.











206/21 Carl Street WOOLOONGABBA

P

2 Bath

Car

2 Bed

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Apartment 207

Enrolled Funding: \$101,488



Two Bedroom

Accessible 2-bedroom 1-resident SDA apartment with open living, automated technology, and seamless mobility. Designed for comfort and convenience.



Two Bathroom

Spacious bathroom with easy access, and a sleek, functional design. Perfect for comfort and convenience.



Balcony

Enjoy a private balcony with ample space to relax, unwind, and take in the fresh air.



123m2 of Total Space

Enjoy 86m² of internal living space and a 37m² external area.











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Independent Living Solutions

207/21 Carl Street

WOOLOONGABBA

2 Bed

2 Bed

2 Bath



To Enquire Contact



- **3** 1300 73 72 74
- support@skyringsda.com.au
- www.skyringsda.com.au

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21 Carl Street, Woolloongabba, QLD 4102

Office Address:

2|2 Gardner Close, Milton, QLD 4064



THE CARL

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