



# Jewel on JOYCE

## HPS Apartments



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# SNAPSHOT



<b>2 BEDROOM HPS APARTMENTS (SINGLE TENANCY)</b>	<b>X15</b>
<b>OOA VILLAS</b>	<b>X2</b>
<b>INTERNAL CAR SPOTS</b>	<b>X14</b>
<b>AMPLE SPACE ON STREET PARKING</b>	
<b>LIFTS</b>	<b>X2</b>
<b>SHARED BBQ AREA AND GREEN SPACE</b>	
<b>UPS BACK-UP POWER</b>	
<b>SECURE GATE ENTRY</b>	
<b>EXTERNAL SECURITY CAMERAS</b>	

## Suburb Profile

# EAST IPSWICH, QLD

East Ipswich is a vibrant suburb offering a prime location for our new HPS SDA Apartments. This location provides easy access to an array of amenities and essential services. Just 8 minutes from Ipswich Hospital, these apartments ensure that residents have quick access to critical healthcare services. Public transport is incredibly convenient, with East Ipswich Train Station only a minute away, offering frequent services to Brisbane and surrounding areas. In addition, the apartments are just 6 minutes from the Ipswich Shopping Centre, where residents can find supermarkets, retail stores, dining options, and essential services.

The United Sports Club which is right next door provides opportunities for recreation and community engagement, offering a variety of sporting activities and events. The area is also rich in green spaces, with parks like Bob Gamble Park and the Ipswich River Heart Parklands offering scenic walking paths and picnic spots for outdoor enjoyment. Education facilities are well represented in the area, with local schools such as Ipswich East State School and Bremer State High School, making the suburb ideal for families.

East Ipswich boasts excellent connectivity, with major roads such as Brisbane Road and the Ipswich Motorway providing easy access to the Ipswich central business district and other nearby suburbs. In addition to its healthcare proximity, the suburb also hosts several local medical centres and pharmacies for day-to-day health needs. The area's mix of older Queenslander-style homes and modern developments gives East Ipswich a welcoming atmosphere, attracting a diverse range of residents including families, young professionals, and retirees. This blend of accessibility, community, and essential services makes East Ipswich an ideal location for Specialist Disability Accommodation, ensuring that residents can enjoy both convenience and a sense of belonging.



\*East Ipswich train station which is fully accessible

# SDA FUNDING INFO

## 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.

Medium Term Accommodation (MTA) funding will also be considered for those awaiting their Home and Living Assessment.

The NDIS SDA 2024-25 Calculator defines this as:

Dwelling enrolled as	Post 2023 New build
Building Type	Apartment 2 Bedroom - 1 resident
Category	High Physical Support
Location	QLD - Ipswich
SDA Amount	\$99,417pa

The two On-Site Overnight Assistance rooms will be utilised by MS Queensland to provide 24/7 On-site Shared Supports to the residents (conceierge model). On-Site Shared Supports are for Ad-hoc and emergency situations. MS Queensland can also deliver direct supports for those who require additional needs (funding dependent).



# APARTMENT 2

GROUND FLOOR



## APARTMENT FEATURES

- Large participant room
- Large roll-in ensuite bathroom
- Ceiling provision for hoist
- Private covered patio
- Low maintenance
- Small private yard
- Full kitchen
- Internal laundry
- Private lockable storage unit in carport
- Shared commercial laundry
- Shared gazebo area
- Shared community garden

**100m2 internal + 20m2 external living**

## South Facing Ground Floor Apartment Inclusions

- 431L Bottom Mount Fridge
- Integrated draw dishwasher
- Built in microwave
- 8kg Combo Washing and Drying Machine
- Private covered patio



# APARTMENT 2





# APARTMENT 3

GROUND FLOOR

## APARTMENT FEATURES

- 1 large participant room
- 1 large roll-in ensuite bathroom
- Ceiling hoist in main room
- Second bedroom
- Main bathroom
- Private covered patio
- Low maintenance
- Small private yard
- Full kitchen with up/down bench
- Wide doorways
- Internal laundry
- Shared gazebo area with BBQ
- Shared green space



**100m2 internal + 25m2 external living**



## South Facing Ground Floor Apartment Inclusions

- 431L Bottom Mount Fridge
- Integrated draw dishwasher
- Built in microwave
- 8kg Combo Washing and Drying machine
- Private covered patio

# APARTMENT 3





# APARTMENT 4

GROUND FLOOR



**100m<sup>2</sup> internal + 30m<sup>2</sup> external living**

## APARTMENT FEATURES

- 1 large participant room
- 1 large roll-in ensuite bathroom
- Ceiling lift in main room
- Second bedroom
- Main bathroom
- Private covered patio
- Low maintenance
- Small private yard
- Full kitchen with up/down bench
- Wide doorways
- Internal laundry
- Shared gazebo area with BBQ
- Shared green space

## South-West Facing Ground Floor Apartment Inclusions

- 431L Bottom Mount Fridge
- Integrated draw dishwasher
- Built in microwave
- 8kg Combo Washing and Drying machine
- Private covered patio



# APARTMENT 4





# APARTMENT 5

GROUND FLOOR

## APARTMENT FEATURES

- 1 large participant room
- 1 large roll-in ensuite bathroom
- Ceiling hoist in main room
- Second bedroom
- Main bathroom
- Private covered patio
- Low maintenance
- Small private yard
- Full kitchen with up/down bench
- Wide doorways
- Internal laundry
- Shared gazebo area with BBQ
- Shared green space



**100m2 internal  
 +  
 21m2 external  
 living**



## West Facing, Ground Floor Apartment Inclusions

- 431L Bottom Mount Fridge
- Integrated draw dishwasher
- Built in microwave
- 8kg Combo Washing and Drying machine
- Private covered patio



# APARTMENT 5



# APARTMENT 6

LEVEL 1



## APARTMENT FEATURES

- 1 large participant room
- 1 large roll-in ensuite bathroom
- Ceiling hoist in main room
- Second bedroom
- Main bathroom
- Large private covered patio
- Full kitchen with up/down bench
- Wide doorways
- Internal laundry
- Shared gazebo area with BBQ
- Shared green space

**102m2 internal + 20m2 external living**

## South Facing, First Floor Apartment Inclusions

- 431L Bottom Mount Fridge
- Integrated draw dishwasher
- Built in microwave
- 8kg Combo Washing and Drying machine
- Private covered patio





# APARTMENT 6



# APARTMENT 7

LEVEL 1

## APARTMENT FEATURES

- 1 large participant room
- 1 large roll-in ensuite bathroom
- Ceiling hoist in main room
- Second bedroom
- Main bathroom
- Large private covered patio
- Full kitchen with up/down bench
- Wide doorways
- Internal laundry
- Shared gazebo area with BBQ
- Shared green space



**102m2 internal + 23m2 external living**



## South Facing, First Floor Apartment Inclusions

- 431L Bottom Mount Fridge
- Integrated draw dishwasher
- Built in microwave
- 8kg Combo Washing and Drying machine
- Private covered patio



# APARTMENT 7



# APARTMENT 8

LEVEL 1



**101m2 internal + 29m2 external living**

## APARTMENT FEATURES

- Large participant room
- Large roll-in bathroom
- Ceiling hoist in main room
- Second bedroom
- Main bathroom
- Large private covered patio
- Full kitchen with up/down bench
- Wide doorways
- Internal laundry
- Shared gazebo area with BBQ
- Shared green space

## South-West Facing, First Floor Apartment Inclusions

- 431L Bottom Mount Fridge
- Integrated draw dishwasher
- Built in microwave
- 8kg Combo Washing and Drying machine
- Private covered patio





# APARTMENT 8





# APARTMENT 9

**LEVEL 1**

## APARTMENT FEATURES

- 1 large participant room
- 1 large roll-in ensuite bathroom
- Ceiling hoist in main room
- Second bedroom
- Main bathroom
- Large private covered patio
- Full kitchen with up/down bench
- Wide doorways
- Internal laundry
- Shared gazebo area with BBQ
- Shared green space



**102m2 internal  
+  
20m2 external  
living**



## West Facing, First Floor Apartment Inclusions

- 431L Bottom Mount Fridge
- Integrated draw dishwasher
- Built in microwave
- 8kg Combo Washing and Drying Machine
- Private covered patio

# APARTMENT 9





# APARTMENT 11

GROUND FLOOR



**100m2 internal + 25m2 external living**

## APARTMENT FEATURES

- 1 large participant room
- 1 large roll-in ensuite bathroom
- Ceiling hoist in main room
- Second bedroom
- Main bathroom
- Private covered patio
- Low maintenance
- Small private yard
- Full kitchen with up/down bench
- Wide doorways
- Internal laundry
- Shared gazebo area with BBQ
- Shared green space

## North Facing, Ground Floor Apartment Inclusions

- 431L Bottom Mount Fridge
- Integrated draw dishwasher
- Built in microwave
- 8kg Combo Washing and Drying machine
- Private covered patio



# APARTMENT 11





# APARTMENT 12

GROUND FLOOR

## APARTMENT FEATURES

- 1 large participant room
- 1 large roll-in bathroom
- Ceiling hoist in main room
- Second bedroom
- Main bathroom
- Private covered patio
- Low maintenance
- Small private yard
- Full kitchen with up/down bench
- Wide doorways
- Internal laundry
- Shared gazebo area with BBQ
- Shared green space



**100m2 internal + 25m2 external  
living**



## North Facing, Ground Floor Apartment Inclusions

- 431L Bottom Mount Fridge
- Integrated draw dishwasher
- Built in microwave
- 8kg Combo Washing and Drying machine
- Private covered patio

# APARTMENT 12





# APARTMENT 13

GROUND FLOOR



**100m2 internal + 30m2 external living**

## APARTMENT FEATURES

- 1 large participant room
- 1 large roll-in ensuite bathroom
- Ceiling hoist in main room
- Second bedroom
- Main bathroom
- Large private covered patio
- Low maintenance
- Private yard
- Full kitchen with up/down bench
- Wide doorways
- Internal laundry
- Shared gazebo area with BBQ
- Shared green space

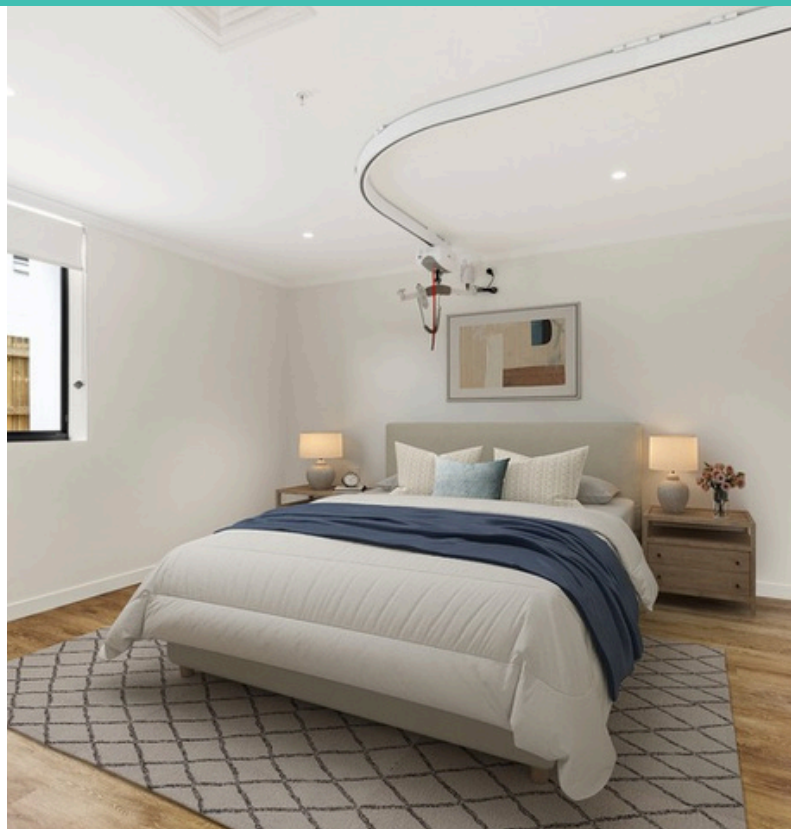
## North-West Facing, Ground Floor Apartment Inclusions

- 431L Bottom Mount Fridge
- Integrated draw dishwasher
- Built in microwave
- 8kg Combo Washing and Drying machine
- Private covered patio





# APARTMENT 13



# APARTMENT 14

**GROUND FLOOR**

## APARTMENT FEATURES

- 1 large participant room
- 1 large roll-in ensuite bathroom
- Ceiling hoist in main room
- Second bedroom
- Main bathroom
- Private covered patio
- Low maintenance
- Small private yard
- Full kitchen with up/down bench
- Wide doorways
- Internal laundry
- Shared gazebo area with BBQ
- Shared green space



**100m<sup>2</sup> internal  
+  
21m<sup>2</sup> external  
living**



## West Facing, Ground Floor Apartment Inclusions

- 431L Bottom Mount Fridge
- Integrated draw dishwasher
- Built in microwave
- 8kg Combo Washing and Drying machine
- Private covered patio



# APARTMENT 14



# APARTMENT 15

LEVEL 1



**101m2 internal + 23m2 external living**

## APARTMENT FEATURES

- 1 large participant room
- 1 large roll-in ensuite bathroom
- Ceiling hoist in main room
- Second bedroom
- Main bathroom
- Large private covered patio
- Small private yard
- Full kitchen with up/down bench
- Wide doorways
- Internal laundry
- Shared gazebo area with BBQ
- Shared green space

## North Facing, First Floor Apartment Inclusions

- 431L Bottom Mount Fridge
- Integrated draw dishwasher
- Built in microwave
- 8kg Combo Washing and Drying machine
- Private covered patio





# APARTMENT 15



# APARTMENT 16

LEVEL 1

## APARTMENT FEATURES

- 1 large participant room
- 1 large roll-in ensuite bathroom
- Ceiling hoist in main room
- Second bedroom
- Main bathroom
- Large Private covered patio
- Full kitchen with up/down bench
- Wide doorways
- Internal laundry
- Shared gazebo area with BBQ
- Shared green space



**101m2 internal + 29m2 external living**



## North-West Facing, First Floor Apartment Inclusions

- 431L Bottom Mount Fridge
- Integrated draw dishwasher
- Built in microwave
- 8kg Combo Washing and Drying machine
- Private covered patio



# APARTMENT 16

**LEVEL 1**





# APARTMENT 17

LEVEL 1

**100m2 internal  
 +  
 20m2 external  
 living**



## APARTMENT FEATURES

- 1 large participant room
- 1 large roll-in ensuite bathroom
- Ceiling hoist in main room
- Second bedroom
- Main bathroom
- Large private covered patio
- Full kitchen with up/down bench
- Wide doorways
- Internal laundry
- Shared gazebo area with BBQ
- Shared green space

## West Facing, First Floor Apartment Inclusions

- 431L Bottom Mount Fridge
- Integrated draw dishwasher
- Built in microwave
- 8kg Combo Washing and Drying machine
- Private covered patio



# APARTMENT 17





# CONTACT US



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