



Specialist Disability Accommodation

71 Ontario Avenue Corio

(Cnr Canadian Parade)

*MARKET LEADING SPECIALIST
DISABILITY ACCOMMODATION
DESIGNED WITH RESPECTED
INDUSTRY EXPERTS LESS THAN
200M* TO CORIO VILLAGE
SHOPPING CENTRE*

PROPERTY OVERVIEW



Built to balance luxury with accessibility, these two brand-new high physical support homes in deliver a truly elevated living experience in a sought-after location



Premium Specialist Disability Accommodation Housing designed by leading industry experts and built to an uncompromising standard to ensure a high quality of lifestyle



The perfect blend of private and shared living with each home offering two kitchen and living areas (1 dedicate kitchen and living area per resident). The only offering of it's kind in the Victorian SDA marketplace



Highly experienced design and construction team construction team ensuring high-quality housing to last a lifetime



All accommodation designed and certified to a high physical support Standard in consultation with Adapt Housing and Elevation Architecture with suiting a variety of potential residents



Additional key features include; Emergency Power Backup, Fire Sprinklers, Intercom, HPS design certification and full smart automation readiness system

DEVELOPMENT TEAM

elevation architecture

HILLBROOK

ADAPT
HOUSING

Archr Design

REGISTER YOUR EXPRESSION OF INTEREST TODAY AND SECURE YOUR PLACE IN THE MOST DESIRABLE
SDA OPPORTUNITY IN THE CITY OF GREATER GEELONG



OUTLINE INDICATIVE ONLY. *APPROXIMATE

LOCATION OVERVIEW

Highly desirable location less than 150m* to the Corio Village Shopping Centre, Medical Centre and Corio Community Park.

Compatible topography with flat footpaths, roadways and walkways connecting the property to all surrounding amenity. Assessed as “a highly suitable location for Specialist Disability Accommodation”.

Less than a 12min drive to the Geelong City Centre and moments from the Princess Highway providing direct and express access to the Melbourne CBD.

HOUSE/S SUMMARY (PLANS LOCATED WITHIN APPENDIX)

Houses	Two (2)
Residents Per House	Two (2) Plus OOA
Kitchens Per House	Two (2) – One Dedicated Kitchen Per Resident
Fire Sprinklers	Yes
Backup Power Battery System (UPS)	Yes
Car Spaces Per House	Two (2)
Smart Automation Ready	Yes



Corio Village Shopping Centre (Less than 200m*)



Corio Village Shopping Centre (Less than 200m*)

An aerial photograph showing a large number of sailboats of various sizes scattered across a vast expanse of dark green, rippling water. The boats are mostly white with some colorful accents on their hulls or masts. The perspective is from directly above, looking down at the fleet.

Lifestyle

Corio is a place that's ready to bloom, a location bursting with potential. Where a rich history combines with a setting filled with natural wonder.

Perfectly positioned in the north of Greater Geelong, an area experiencing record level population and jobs growth, and near zero vacancy levels.

Corio Bay – 5 minutes away

Things are looking up

Only 50 minutes drive from Melbourne, Corio sits at the Gateway to Geelong, with easy access to transport, employment, schooling, recreation and lifestyle.

1. Corio Village

2. Norlane Aquatic Centre

3. Geelong Grammar

4. Northern Bay College

5. Harvey Norman

6. Bunnings Warehouse

7. Windsor Park
8. Evans Reserve

9. Business District

10. Melbourne CBD

11. Avalon Airport

12. Corio Bay

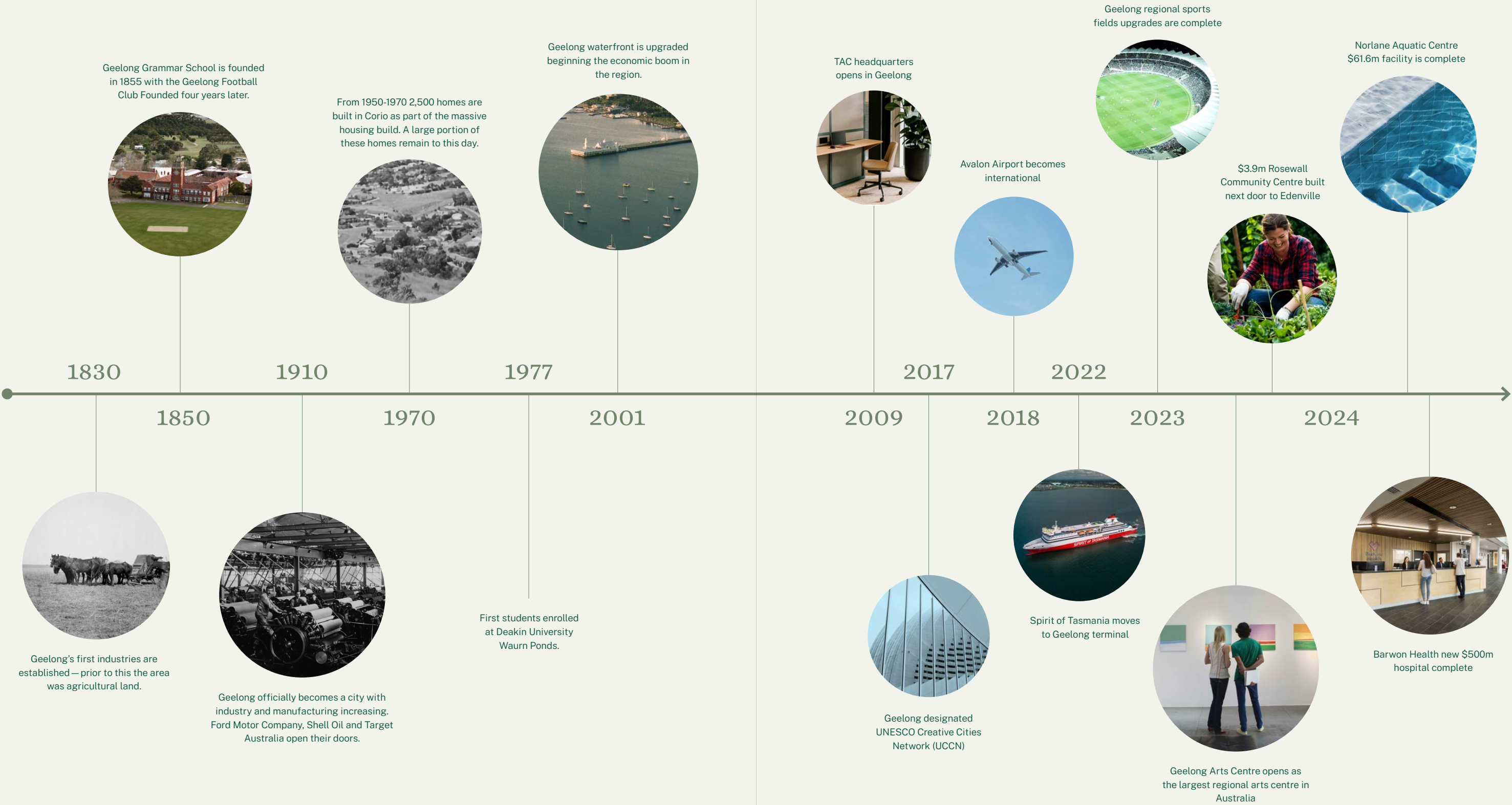
13. You Yangs Regional Park

14. Cowies Creek



The changing face of Corio

Think you know Corio? Think again! Over the last 100 years this area has evolved and adapted to meet the needs of the booming Melbourne and Geelong region. And now, it's focus is on nurturing a healthy and prosperous community.



Population Story



Explore the area

The northern suburbs of Geelong are packed with convenience and lifestyle amenity as well as plenty of nature to enjoy for exercise and play.

● Shopping, Markets, & Retail

- 1. ALDI (Corio)
- 2. Harvey Norman Geelong (Corio)
- 3. Beckley Park Market
- 4. Geelong Vintage Market

● Sports & Leisure

- 5. Corio Football Club
- 6. Corio Karting Track
- 7. Waterworld Leisure Centre
- 8. Leisuretime Sports Precinct
- 9. Limeburners Bay Jettie
- 10. Hovells Creek Trail
- 11. Geelong Soccer Club
- 12. Geelong Greyhound Racing Club
- 13. Spirit of Tasmania
- 14. Northern Skate Park

● Parks & Outdoor Areas

- 15. Evans Reserve
- 16. Rosewall Reserve
- 17. Hendy Street Reserve
- 18. Fountain of Friendship Park
- 19. Stead Park Dog Park
- 20. Windsor Park Playground
- 21. Wattle Grove Park
- 22. Moorpanyal Dog Area
- 23. Moorpanyal Beach
- 24. Seagull Paddock Dog Park
- 25. Goldsworthy Reserve
- 26. Avalon Beach

● Community, Business, & Education

- 27. Corio Medical Clinic
- 28. Corio Library
- 29. Corio Business Park
- 30. Federal Mills Business Hub
- 31. William Hovell Preschool Centre
- 32. Northern Bay College
- 33. Geelong Grammar School - Corio Campus
- 34. St Francis Xavier Primary
- 35. Geelong Industry Trade Training Centre
- 36. Rosewall Community Centre

● Dining & Food

- 37. Rosewall Cafe + Sharland Road Milkbar (Rosewall Milkbar)
- 38. Restaurant/Cafe District
- 39. The Aviary Cafe
- 40. 1915

● Transportation

- 41. Corio Station
- 42. North Shore Station
- 43. North Geelong Station

CV Corio Village

- Woolworths
- Coles
- Kmart
- Nab
- Commonwealth Bank
- Westpac



Avalon
Airport
10 min



Melbourne
CBD
50 min



Everyday convenience

Life is a breeze in Corio. Everything you need, from your daily coffee through to your weekly shop are at your doorstep.



Retail and Essentials

Corio Village is your local neighbourhood shopping centre. Recently upgraded, the centre has a bustling range of cafes, shops and services. There's big names like Target and Coles, as well as pharmacies, barbers and dry-cleaners.



Cafes and Restaurants

Enjoy a wide range of casual and formal dining, great coffee and vibrant bars in the northern Geelong area.



Geelong CBD

The city's main commercial district is also just 10 minutes down the road. The Geelong Waterfront precinct is a fantastic place for a swim, a picnic or lunch by the water, and it serves as a location for community events.



Natural wonders

Corio residents have easy access to national parks, spectacular coastal nature reserves, pristine beaches and waterways.

You Yangs - 15 minutes

The You Yangs Regional Park offers great opportunities for bush walking, mountain biking and bird spotting.



Limeburners Reserve — 5 minutes

Limeburners Bay is a sandy estuarine inlet characterised by open, shallow tidal water. It supports a diverse bird life, with status under the internationally-recognised Ramsar Convention.



Moorpanyal Beach - 5 minutes

This small and secluded local beach is edged by 15m sandstone cliffs with more than 70,000 indigenous grasses, groundcovers, trees and shrubs have been planted along the cliff top.



Geelong Waterfront — 15 minutes

Nestled on Corio Bay, this vibrant urban destination allows locals to enjoy the Geelong foreshore with public seabaths, parklands, cafes and restaurants.



Bellarine Peninsula - 30 minutes

The Bellarine Peninsula features stunning swimming and surf beaches. From the rockpools of Barwon Buff Marine Sanctuary to the shores of the Barwon River it's a great place to explore.



Great ocean road – 30 minutes

Home to some of Australia's most famous surf beaches, the Great Ocean Road starts in Torquay and skirts the ocean's edge until it reaches Allansford SA. With natural features like the 12 Apostles and famous towns including Lorne and Apollo Bay.



Cultural heart

The Greater Geelong region has become a mecca for cultural and sporting events with world class stadiums, a vibrant program of festivals and well planned public spaces.



Geelong Convention Centre

The new \$450m Convention Centre will include the construction of a convention and exhibition space, incorporating a 1000 seat venue, two large exhibition spaces, meeting rooms, conference facilities and flexible event spaces.

The precinct will also be home to retail spaces, a large public plaza that promises to become a feature of the Geelong waterfront. Over the construction period it will generate 1,750 jobs and in operation will create 700 ongoing jobs.



GMHBA Stadium

A \$142m upgrade to the home of the Geelong Cats, GMHBA Stadium was completed in 2024 allowing for 40,000 spectators.



UNESCO Creative City of Design Status

Geelong is one of only 43 cities globally to be designated a member of the UNESCO Creative Cities Network (UCCN). Geelong has a long and proud history as a creative city and leader in design; from Aboriginal heritage, wool and textiles production, automotive manufacturing and surf culture.



Cadel Evans Great Ocean Road Race

Inspired by Europe's prestigious one-day classics, the Cadel Evans Great Ocean Road Race is an outstanding competition and spectator experience.



Festival of Sails

First held in 1844, the Festival of Sails is the largest annual keel boat regatta in the Southern Hemisphere with over 300 yacht entries and 3000 competitors annually taking part in the event.



Avalon Australia International Airshow

A three day, action-packed public airshow spectacular with breathtaking flying displays and an amazing array of static aircraft to view up close.