

A HERAN BUILDING GROUP DEVELOPMENT

Menser Views

45 MENSER STREET, CALAMVALE





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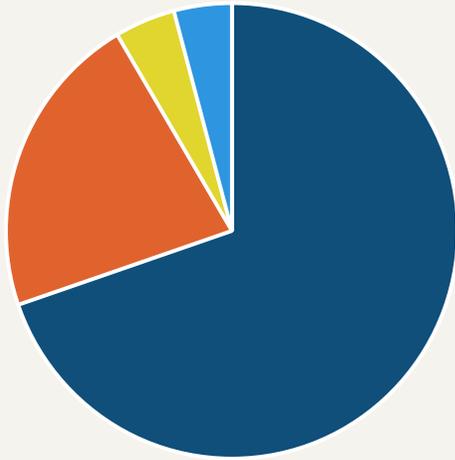
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WELCOME TO MENSER VIEWS



SUBURB OVERVIEW



Dwelling Type - Calamvale

Houses	70%	3487
Semi Detached	22%	1096
Units	4%	223
Other	4%	199

Source: homesales.com.au

Menser Views

'Menser Views' is one of Heran Building Groups newest residential communities.

Located in Calamvale, Menser Views is only 30 minutes from the Brisbane CBD and approximately 60 minutes to the beautiful Gold Coast. Whether you are looking for a comfortable & spacious new home; are a new home buyer or you are wanting to invest, this development will tick all your boxes. Why wait? Invest in your future today with Heran Building Group, building quality homes in Queensland since 1952.

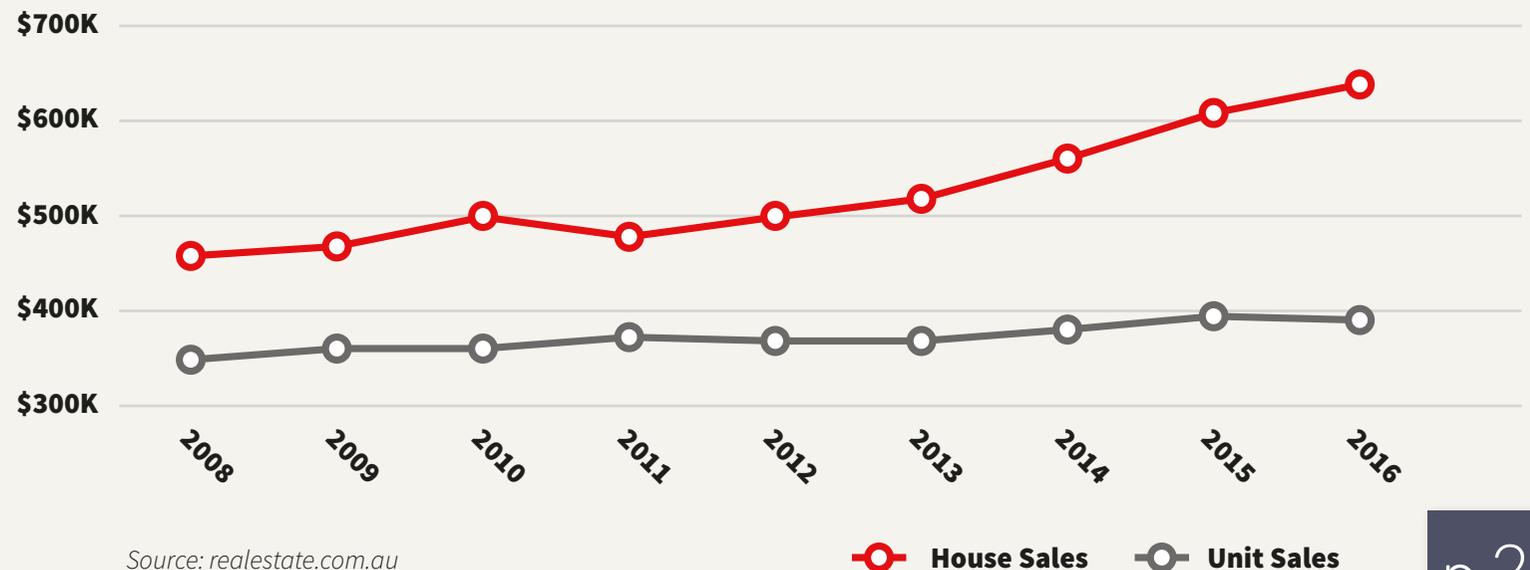
Calamvale

The suburb of Calamvale is populated by an estimated 15,293¹ people, with a 70.4%² rate of owner-occupied dwellings.

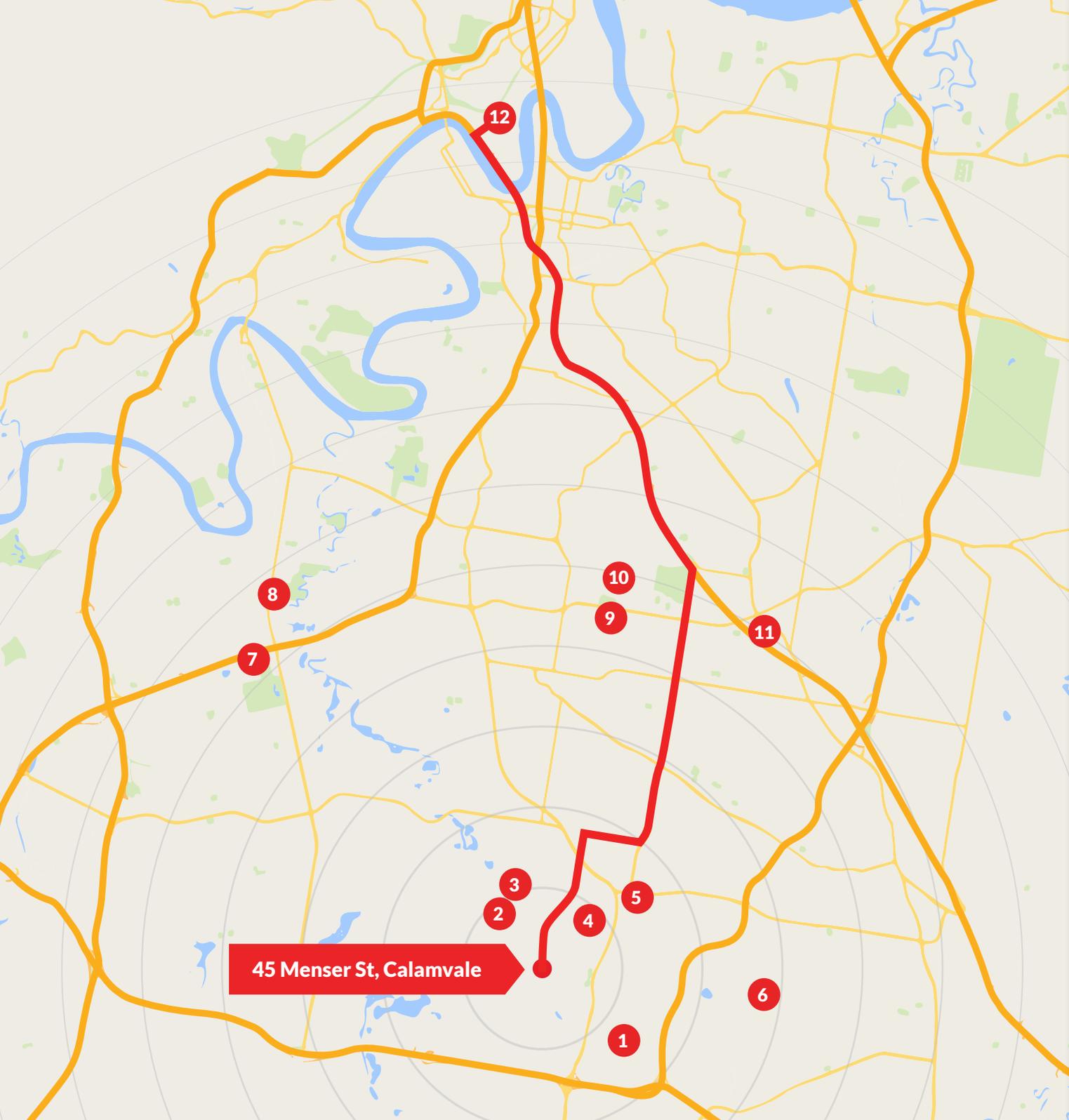
- Shopping Centres
- Medical Facilities
- Public Transport
- Schools
- Childcare Centres

1. Source - 2011 Census Data
2. Source - RP Data

Median Property Sales Prices by Year



Source: realestate.com.au



- 1** Stretton State College
3.5 KM / 6 MINUTES 🚗
- 2** St Stephens Catholic Primary School
2 KM / 3 MINUTES 🚗
- 3** Algester State School
2 KM / 3 MINUTES 🚗
- 4** Calamvale Community College
1.1 KM / 1 MINUTES 🚗
- 5** Calamvale Central Shopping Centre
3.8 KM / 6 MINUTES 🚗
- 6** Karawatha Forest Park
8.6 KM / 12 MINUTES 🚗
- 7** Oxley Golf Club
12.6 KM / 17 MINUTES 🚗
- 8** Oxley Golf Complex
13.4 KM / 20 MINUTES 🚗
- 9** Queen Elizabeth II Jubilee Hospital
9.8 KM / 16 MINUTES 🚗
- 10** Griffith University Nathan Campus
11.9 KM / 18 MINUTES 🚗
- 11** Westfield Garden City
11.8 KM / 19 MINUTES 🚗
- 12** Brisbane City Centre
21.4 KM / 31 MINUTES 🚗



45 Menser Street, Calamvale

SUMMARY

BODY CORPORATE
LEVY: \$39.89/Week

RENTALS: \$400-\$420/Week

NEARBY: Shopping Centres, Medical Facilities, Public Transport,
Schools, Golf Course, Childcare Centre, Brisbane CBD 30
minutes, Gold Coast 60 minutes

from

\$414,900

SITE PLAN



NORTH





Townhome Style

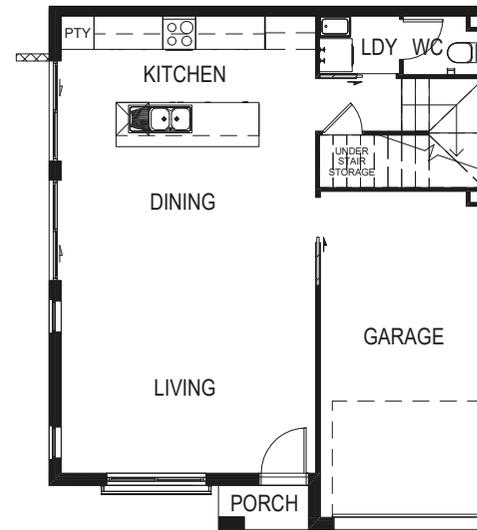
Ashmore Modern Quad

Areas:

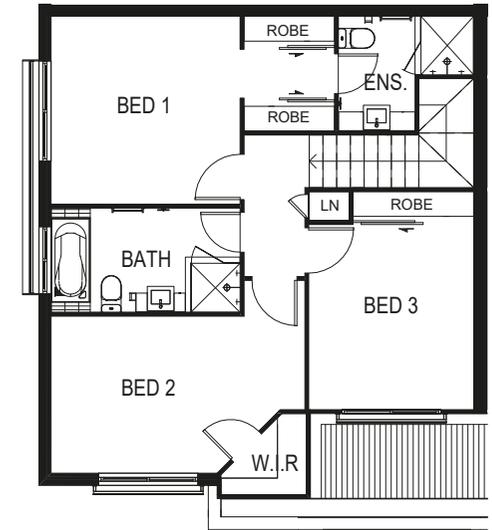
Internal Living Area:	114.4m ²
Garage:	21.6m ²
Covered Outdoor Area:	1.3m ²
Total:	137.3m²

Features:

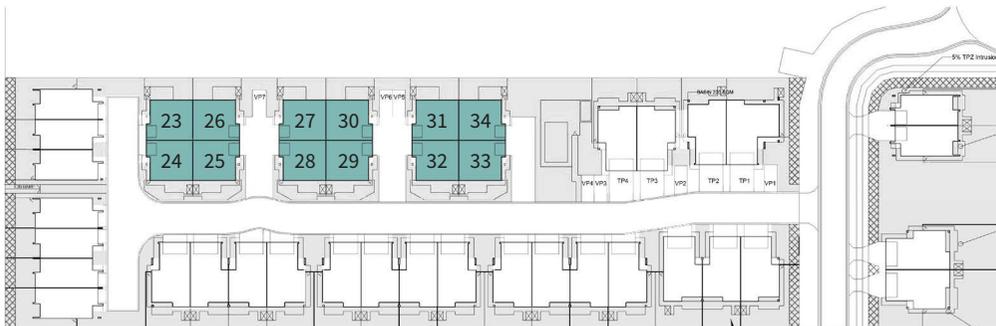
- Two storey townhome
- Three bedrooms
- Bathroom and ensuite
- Ground floor powder room
- Single lock up garage
- Spacious open plan living
- Ample storage



GROUND FLOOR



FIRST FLOOR



*Standard design shown. Actual colours, facade and floor plans may differ between units.



Townhome Style

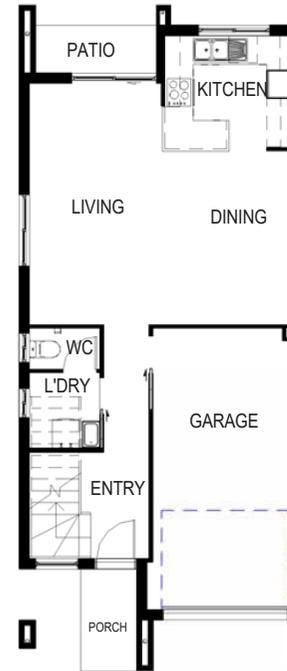
Coolangatta Modern

Areas:

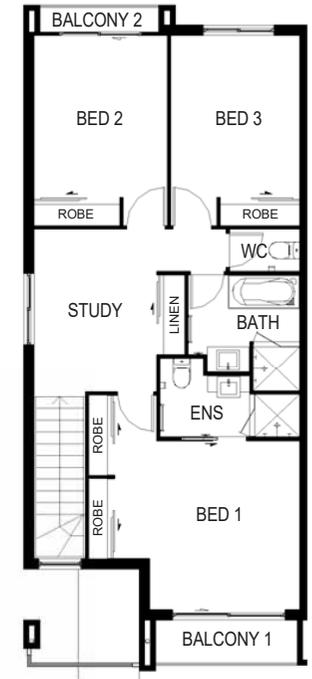
Internal Living Area:	123.6m ²
Garage:	21.1m ²
Covered Outdoor Area:	10.1m ²
Total:	154.8m²

Features:

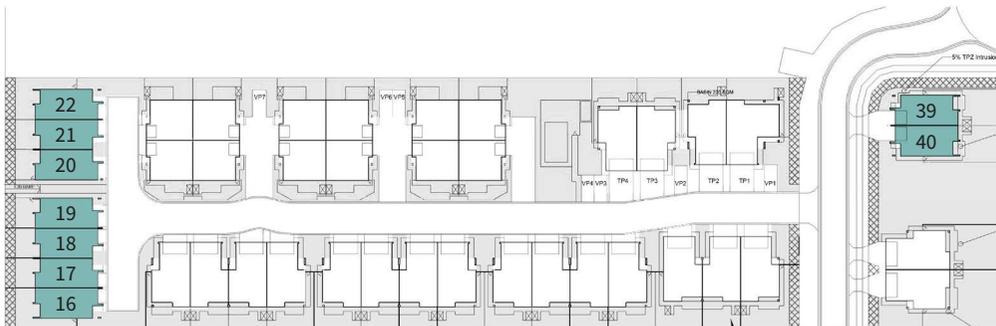
- Two storey townhome
- Three bedrooms
- Large study area
- Bathroom and ensuite
- Ground floor powder room
- Single lock up garage
- Spacious open plan living
- Ample storage



GROUND FLOOR



FIRST FLOOR



*Standard design shown. Actual colours, facade and floor plans may differ between units.



Townhome Style

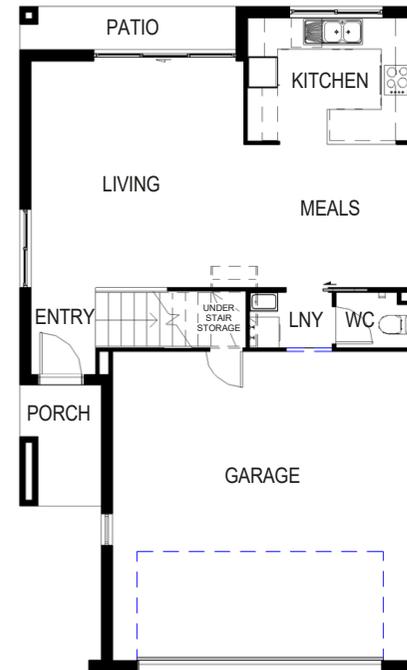
Northport Modern

Areas:

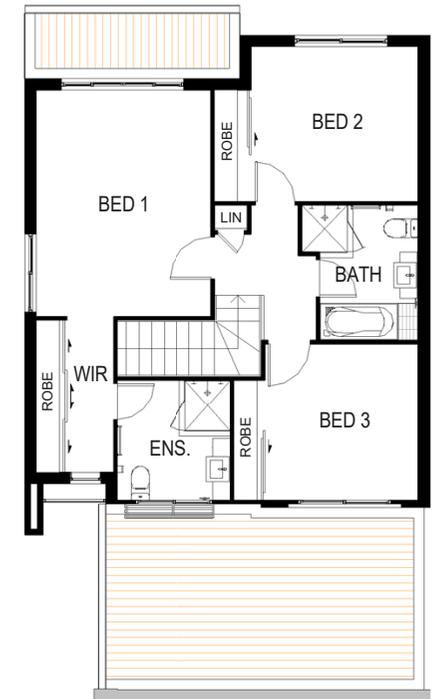
Internal Living Area:	117m ²
Garage:	38.6m ²
Covered Outdoor Area:	7.2m ²
Total:	162.6m²

Features:

- Two storey townhome
- Three bedrooms
- Bathroom and ensuite
- Ground floor powder room
- Double lock up garage
- Spacious open plan living
- Ample storage



GROUND FLOOR



FIRST FLOOR



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GALLERY INCLUSIONS

OUTDOOR

- Brick - Rendered and/or face brick external finish
- Roof - Colorbond sheeting or concrete tiled roofing
- Framing - Pine frame & roof trusses
- Garage - Colorbond sectional overhead door with remote control unit
- Windows & Sliding Doors - Powder coat aluminum with barrier screens (downstairs only)
- Termite Protection - Penetrations & perimeter system
- Hotwater System - Electric storage unit
- Courtyard - Private fully fenced
- Clothesline - Wall mounted

- Amenities - Swimming pool & BBQ area
- Landscaping: Professional landscaping to townhomes & common areas
- Parking: Ample visitor car parking
- Driveways: Concrete driveways (exposed)
- Internal Roads: Asphalt
- Television Antenna

INDOOR

- Air-Conditioning to main Living Area and Master Bedroom
- Ceiling Fans in all bedrooms
- Electrical: Telephone, TV point etc, earth leakage safety switch, smoke detectors and generous amount of lighting and power points
- Insulation: R2.5 batts to ceiling or similar
- Paint: Washable paint to walls or similar
- Doors: Modern flush panel with stylish door furniture
- Robes: Vinyl sliding/mirror sliding doors
- Stairs: Carpeted, aluminium balustrade and timber rails
- Blinds: Venetians & roller blinds throughout
- Flooring: Ceramic tiles & carpet

BATHROOM & LAUNDRY

- Showers: Semi-frameless glass shower with pivot action door
- Bath: Acrylic or similar
- Vanities: Manufactured stone (square edge) benchtops with mixer tapware
- Toilets: Water saving dual flush cisterns to WC's
- Laundry: 30L slimline tub & unit with quality tapware

“Totally livable & all backed by Heran’s twelve month maintenance & six year structural guarantee” (QBCC)

KITCHEN

- Bench Top: Manufactured stone (square edge) top
- Doors: Laminate
- Splash Back: Coloured glass
- Kitchen Sink: Stainless steel sink with mixer tapware
- Appliances: European stainless steel multifunction oven, cooktop, rangehood and stainless steel dishwasher or similar

Please note: Proposed external and internal finishes are subject to change. Heran Building Group reserves the right to substitute similar colours or products depending on availability and/or cost constraints. Correct as of March 2018.

HERAN BUILDING GROUP

Building good quality, affordable homes has been a Heran family tradition for three generations.

In more recent times, Heran has risen quickly to become one of the top privately owned residential builders/developers in Queensland.

When the Heran family moved to South East Queensland from New South Wales in the early 1950's, they knew this once sleepy holiday destination would grow to become Australia's most exciting and fastest growing region.

It was Heran's foresight and confidence in the area that led them to offer house and land packages to families moving here from interstate.

These early years in Queensland laid the foundation for what has become one of the State's most well respected builders.

With population growth comes evolution, and there is no doubt the Heran has evolved.

The family business now offer a wide range of townhomes, homes and apartments all over Queensland.



Whether it's a new home for the family or an investment for your retirement fund, make the smart choice and invest with Heran Building Group.



HERAN

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