

NOW SELLING

HANDFORD

HEIGHTS



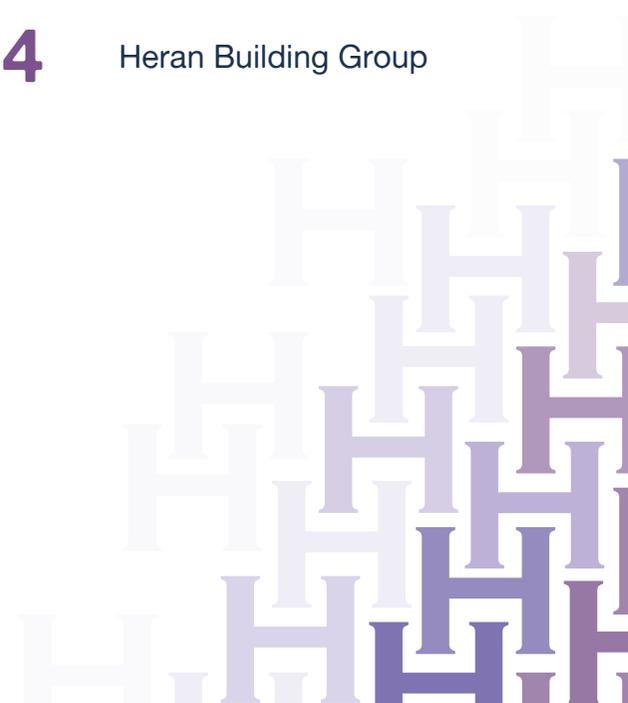
281 HANDFORD ROAD, TAIGUM

A Heran Building Group Development



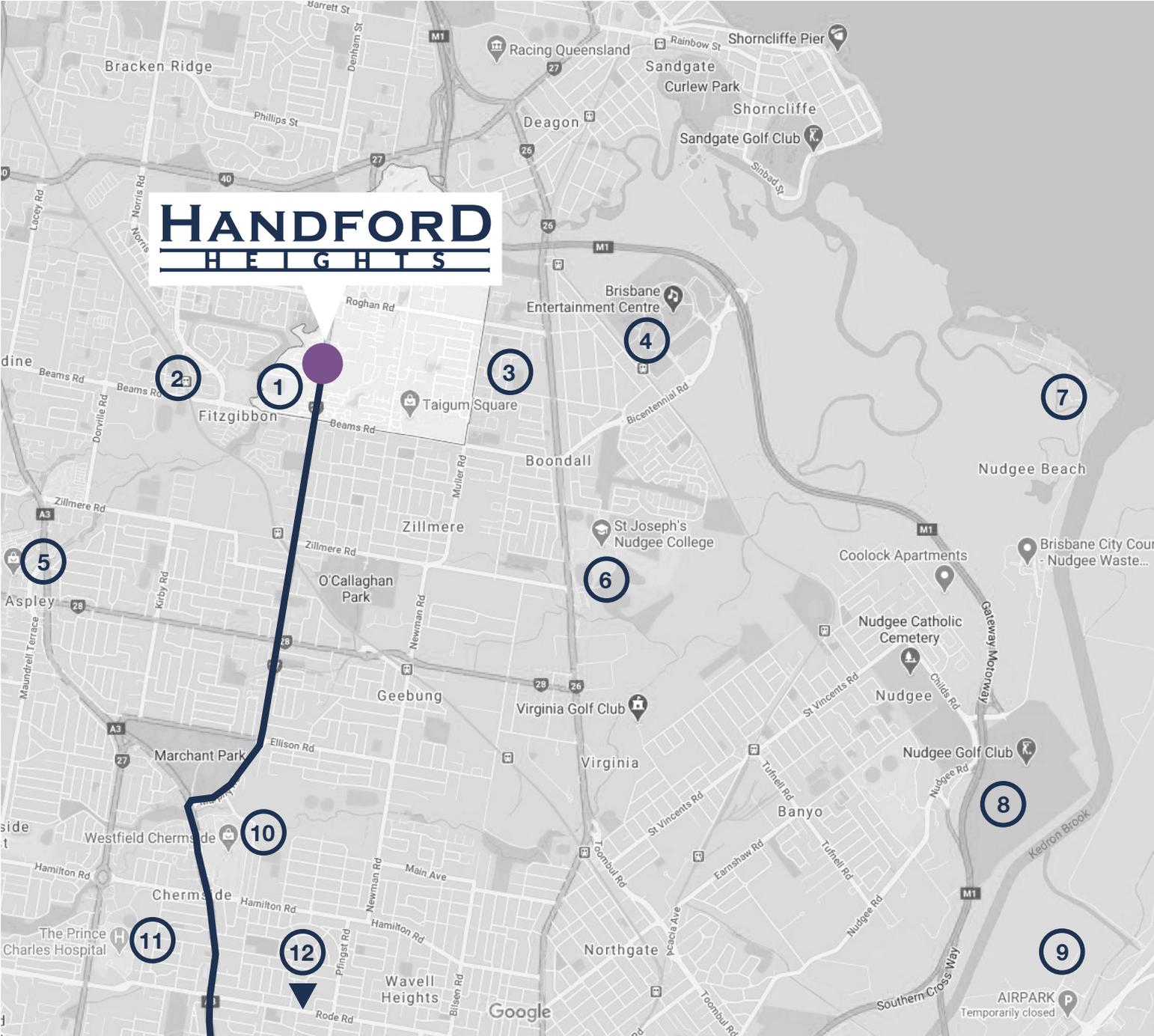
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EXPLORE TAIGUM

- 1** Taigum Primary School
150 m / 2 MINUTES 
- 2** Carseldine Train Station
1.6 KM / 3 MINUTES 
- 3** Boondall State School
2.8 KM / 6 MINUTES 
- 4** Brisbane Entertainment Centre
4.6 / 9 MINUTES 
- 5** Aspley Hypermarket
4.8 KM / 12 MINUTES 
- 6** St Josephs Nudgee College
3.5 KM / 8 MINUTES 
- 7** Nudgee Beach
11.5 KM / 14 MINUTES 
- 8** Nudgee Golf Club
9.5 KM / 12 MINUTES 
- 9** Brisbane Airport
15.3 KM / 16 MINUTES 
- 10** Westfield Chermside
4.4 KM / 9 MINUTES 
- 11** The Prince Clarke Hospital
6.6 KM / 14 MINUTES 
- 12** Brisbane City Centre
17.3KM / 30 MINUTES 





SUBURB OVERVIEW

Handford Heights is one of Heran Building Groups newest residential communities.

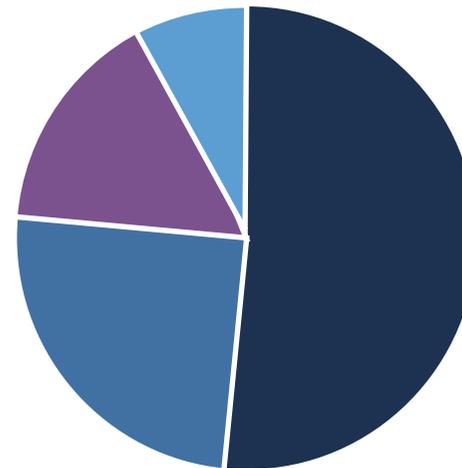
Taigum is only 25 mins away from Brisbane CBD and approximately 60 minutes from the beautiful Gold Coast. Whether you are looking for a spacious new home; are a new home buyer or you are looking to invest, Handford Heights ticks all the boxes. Why wait? Invest in your future today.

The suburb of Taigum is populated by an estimated 6,495* people, with an average age of 39 years and household size of 2.4 people*.

Local Amenities:

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

*Source: Australian Bureau of Statistics



Dwelling Type - Taigum

Houses	53%
Units	25%
Semi Detached	14%
Land/Other	8%

Source: homesales.com.au

Heran Building Group, building quality homes in Queensland since 1952.



SUMMARY

281 HANDFORD ROAD

FROM: **\$439,900**

BODY CORPORATE LEVY FROM: **\$40.01/Week**

ESTIMATED RENTALS: **\$380-\$470/Week**

SITE PLAN

STAGE 1

STAGE 2

STAGE 3

HANDFORD ROAD

LIBERTY DRIVE



- EASTPORT A
- EASTPORT B
- NORTHPORT A
- NOOSA A
- EASTPORT C
- COOLANGATTA A
- NOOSA A2
- ASHMORE C

*Approx Site plan and standard design shown, actual colours, facade, floor plans and townhome groupings may differ between units. Renders and floorplans are only indicative and may be subject to change during construction.

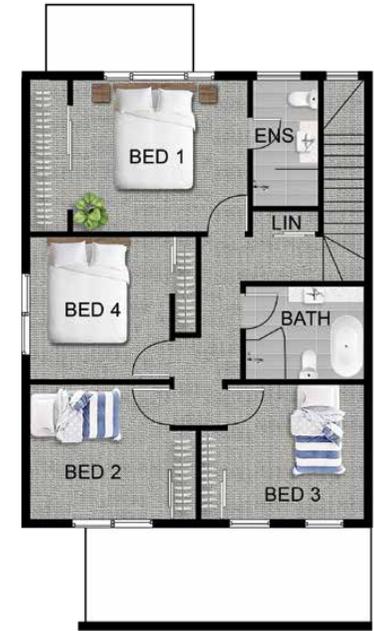
AERIAL OVERVIEW



EASTPORT A



GROUND FLOOR



FIRST FLOOR

Areas:

Internal Living: 127.2m²
Garage: 39.3m²

Covered Outdoor Area: 11.6m²

Total: 178.1m²

Features:

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

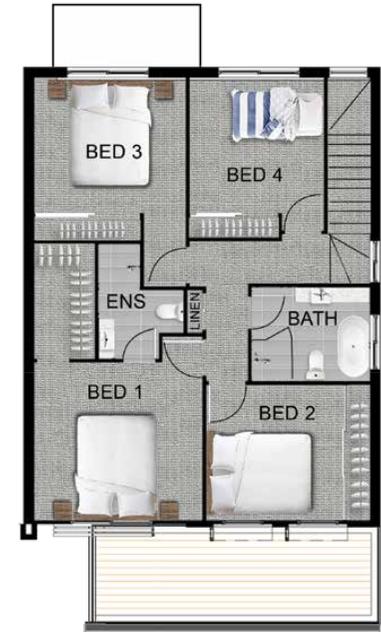


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EASTPORT B



GROUND FLOOR



FIRST FLOOR

Areas:

Internal Living: 128.5m²
Garage: 38.6m²

Covered Outdoor Area: 11.0m²

Total: 178.1m²

Features:

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



*Standard design shown, actual colours, facade, floor plans and townhome groupings may differ between units. Renders and floorplans are only indicative and may be subject to change during construction.

EASTPORT C



GROUND FLOOR



FIRST FLOOR

Areas:

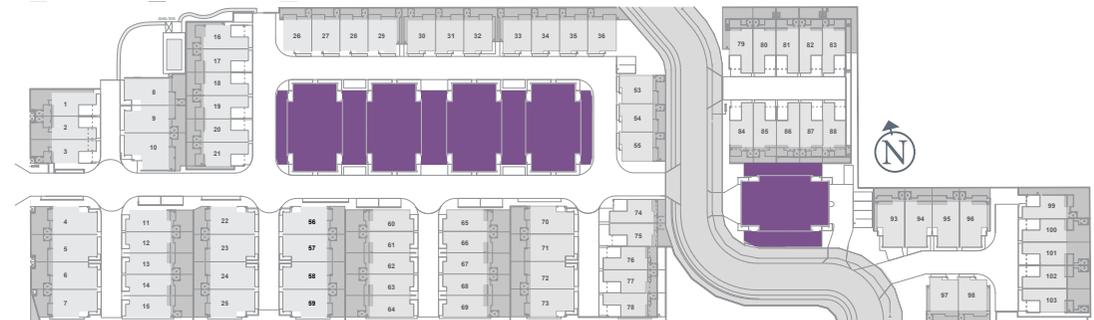
Internal Living: 128.5m²
Garage: 38.6m²

Covered Outdoor Area: 11.0m²

Total: 178.1m²

Features:

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



*Standard design shown, actual colours, facade, floor plans and townhome groupings may differ between units. Renders and floorplans are only indicative and may be subject to change during construction.

COOLANGATTA A



GROUND FLOOR



FIRST FLOOR

Areas:

Internal Living: 118.1m²
Garage: 21.07m²

Covered Outdoor Area: 16.61m²

Total: 155.78m²

Features:

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



*Standard design shown, actual colours, facade, floor plans and townhome groupings may differ between units. Renders and floorplans are only indicative and may be subject to change during construction.

NOOSA A



GROUND FLOOR



FIRST FLOOR

Areas:

- Internal Living: 116.61m²
- Garage: 20.7m²
- Car Space: 11.17m²
- Covered Outdoor Area: 1.82m²
- Total: 150.3m²

Features:

- Two storey townhome
- Four bedrooms
- Bathroom and ensuite
- Ground floor powder room
- Single garage and car space
- Spacious open plan living
- Ample storage



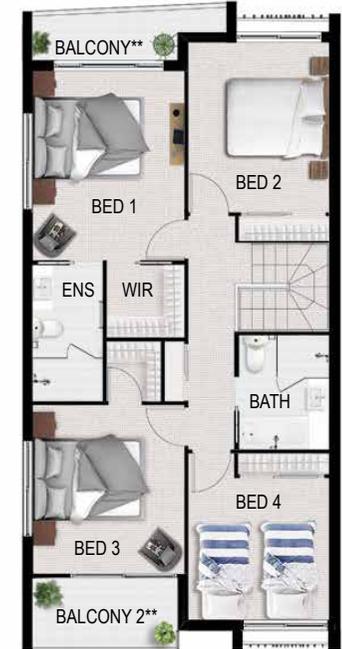
*Standard design shown, actual colours, facade, floor plans and townhome groupings may differ between units. Renders and floorplans are only indicative and may be subject to change during construction.

*Note: Lots 99 and 103 have no secondary car space. **Noosa Lots 1-3, 74-78, 84-88 have front balconies.

NOOSA A 2



GROUND FLOOR



FIRST FLOOR

Areas:

Internal Living: 121.1m²

Garage: 20.7m²

Car Space: 15.7m²

Covered Outdoor Area: 13.9m²

Total: 171.4m²

Features:

- Two storey townhome
- Four bedrooms
- Bathroom and ensuite
- Ground floor powder room
- Single garage and car space
- Spacious open plan living
- Ample storage



**Note: Noosa Lots 1-3, 74-78, 84-88 have front balconies.

*Standard design shown, actual colours, facade, floor plans and townhome groupings may differ between units. Renders and floorplans are only indicative and may be subject to change during construction.

ASHMORE C



GROUND FLOOR

FIRST FLOOR

Areas:

Internal Living: 122.9m²

Garage: 20.7m²

Car Space: 12.8m²

Covered Outdoor Area: 2.0m²

Total: 158.4m²

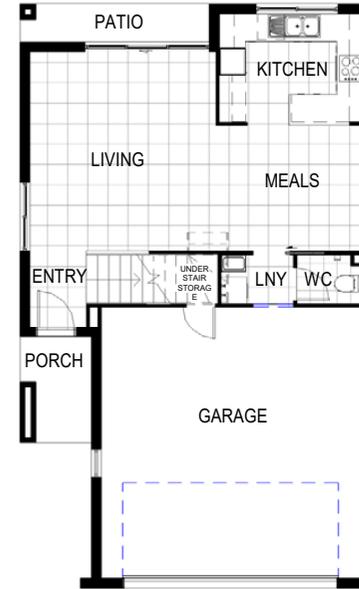
Features:

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

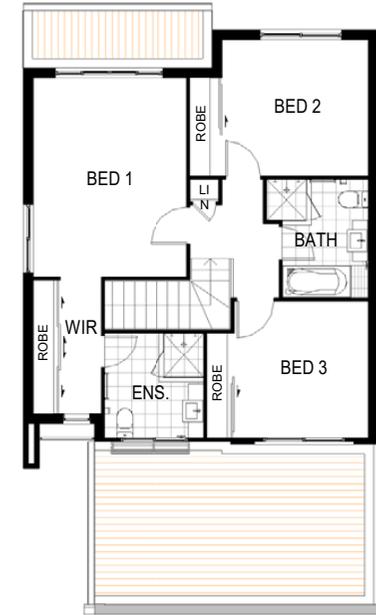


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NORTHPORT A



GROUND FLOOR



FIRST FLOOR

Areas:

Internal Living: 115.4m²
Garage: 38.6m²

Covered Outdoor Area: 7.0m²

Total: 161.0m²

Features:

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



*Standard design shown, actual colours, facade, floor plans and townhome groupings may differ between units. Renders and floorplans are only indicative and may be subject to change during construction.

GALLERY INCLUSIONS

OUTDOOR

Brick	Rendered and/or face brick external finish
Roof	Colorbond sheeting
Framing	Pine frame & roof trusses
Garage	Colorbond sectional overhead door with remote control unit.
Windows & Sliding Doors	Powder coat aluminium with barrier screens (downstairs only) and insect screens to top floor
Termite Protection	Penetrations & perimeter system
Hotwater System	Electric storage unit or electric continuous hot water unit
Courtyard	Private fully fenced
Clothesline	Hills wall mounted
Amenities	Swimming pool
Landscaping	Professional landscaping to townhomes & common areas
Parking:	Ample visitor car parking
Driveways	Concrete driveways (exposed)
Internal Roads	Asphalt

KITCHEN

Bench Top	Manufactured stone top
Doors	Laminate
Splash Back	Glass
Kitchen Sink	Stainless steel sink with mixer tapware
Appliances	European stainless steel multifunction oven, cooktop, rangehood and stainless steel dishwasher or similar

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

INDOOR

Air-Conditioning	Split system to living area & master bedroom
Ceiling Fans	Ceiling Fans in all bedrooms
Electrical	Telephone, TV point etc, earth leakage safety switch, smoke detectors and generous amount of lighting, power points and usb points. Television antenna
Paint	Washable paint to walls
Doors	Modern flush panel with stylish door furniture
Robes	Mirror sliding doors
Stairs	Carpeted, aluminium balustrade and timber rails
Blinds	Venetians & roller blinds throughout
Flooring	Porcelain Tiles or Timber look flooring (Stone polymer composite) to Living areas* Porcelain Tiles to wet areas and carpet to bedrooms & stair.

*Porcelain or Timber look flooring allocation is shared through the development and is determined by the developer.

BATHROOM & LAUNDRY

Showers	Semi-frameless glass shower with pivot action door
Bath	Acrylic or similar
Vanities	Manufactured stone top with laminate doors, semi recessed basin or similar with mixer tapware.
Toilets	Water saving dual flush cisterns to WC's
Laundry	30L slimline tub & unit with quality tapware

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 January 2021

HERAN BUILDING GROUP

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 States' most well respected builders.

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

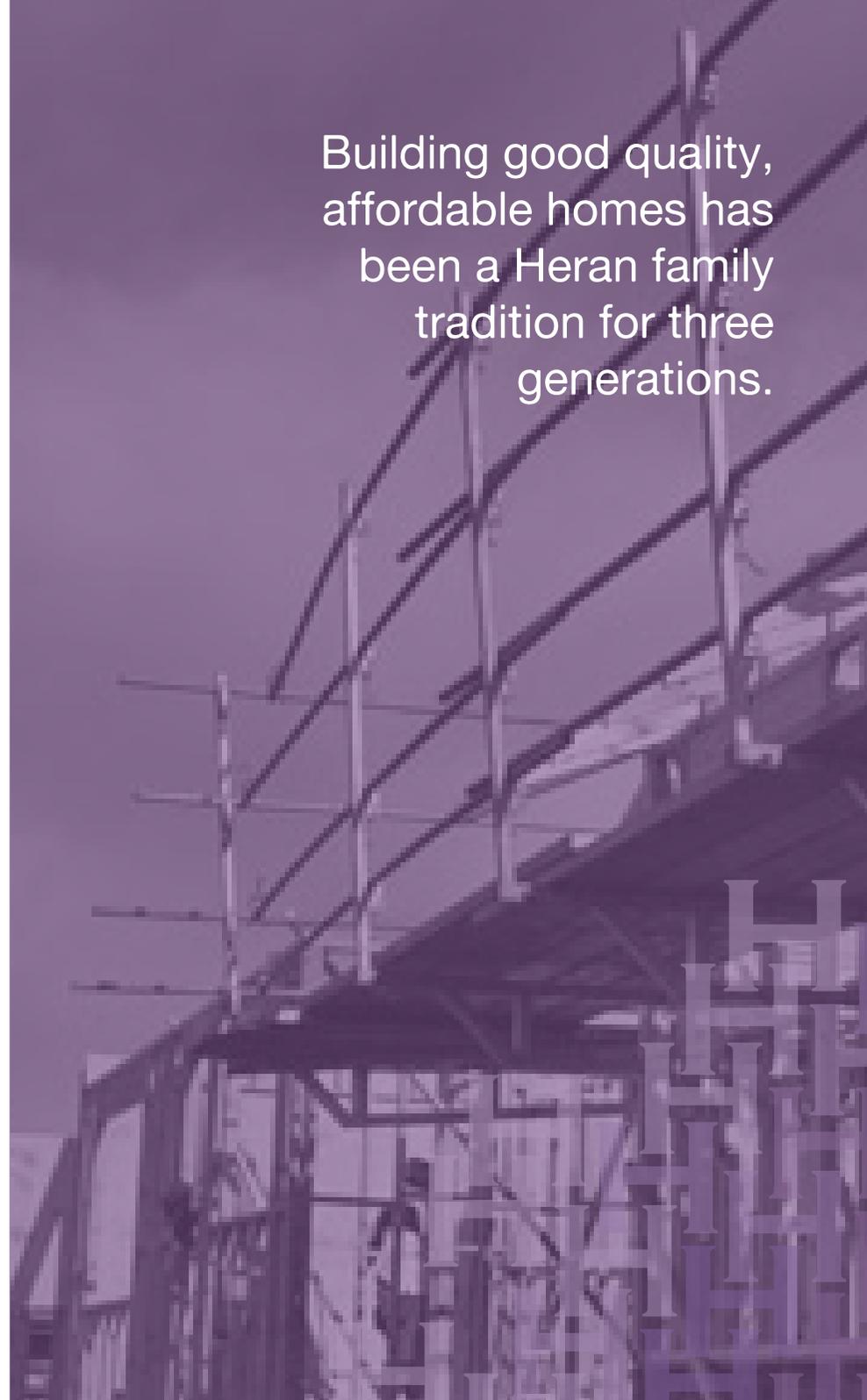
The family business now offer a wide range of townhomes, homes and apartments all over Queensland.

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



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Built in the same superior standards synonymous with Heran Building Group, Handford Heights is the latest development in the vibrant suburb of Taigum.



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