

BENHIAM BOULEVARD

380 Benhiam Street, Calamvale

A HERAN BUILDING GROUP DEVELOPMENT

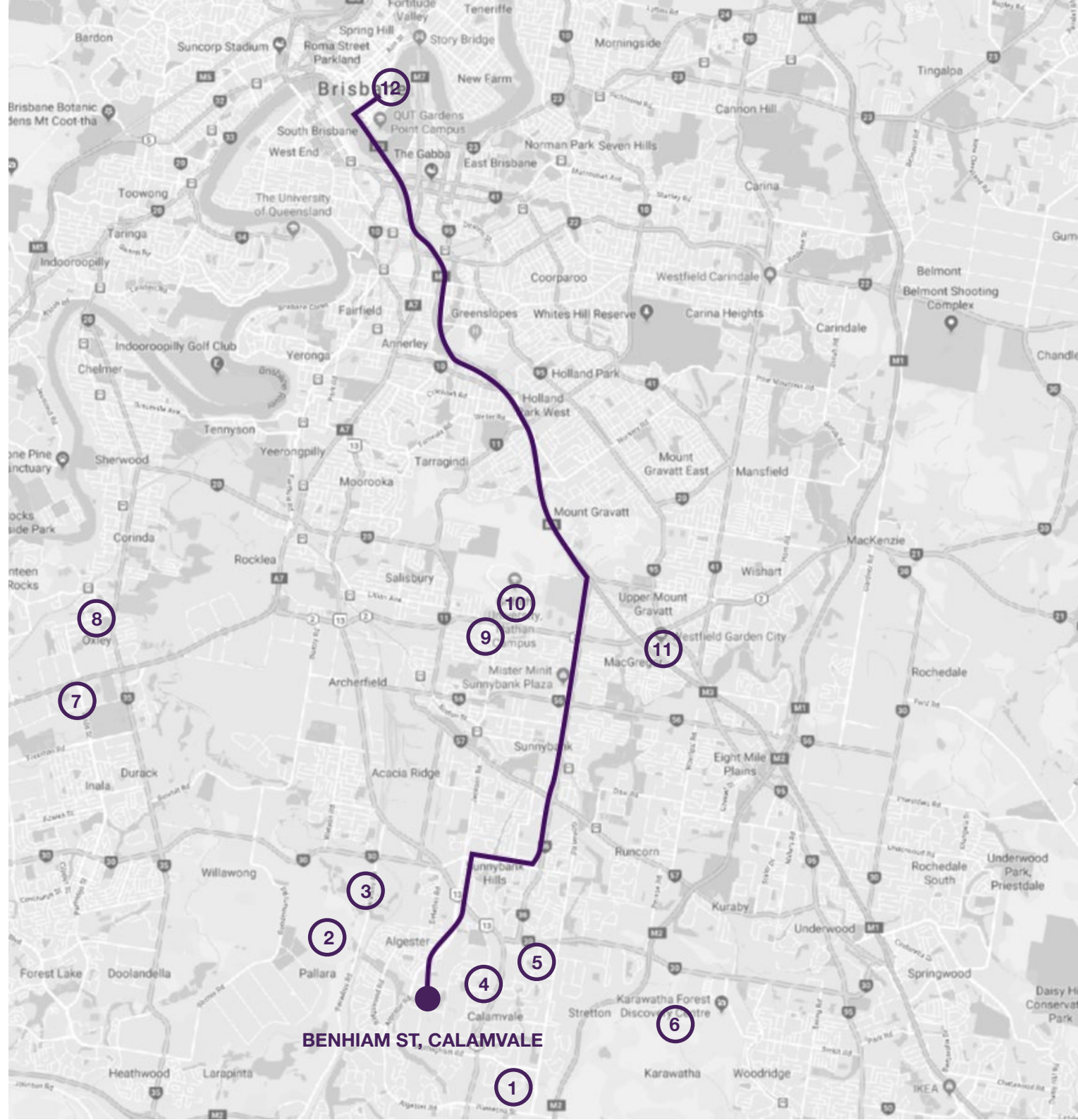


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CALAMVALE

- 1 Stretton State College**
3.2 KM / 5 MINUTES 🚗
- 2 St Stephens Catholic Primary School**
2.7 KM / 4 MINUTES 🚗
- 3 Algester State School**
1.8 KM / 3 MINUTES 🚗
- 4 Calamvale Community College**
550 m / 7 MINUTES 🚶
- 5 Calamvale Central Shopping Centre**
3.2 KM / 7 MINUTES 🚗
- 6 Karawatha Forest Park**
3.8 KM / 7 MINUTES 🚗
- 7 Oxley Golf Club**
12.8 KM / 17 MINUTES 🚗
- 8 Oxley Golf Complex**
14.2 KM / 19 MINUTES 🚗
- 9 Queen Elizabeth II Jubilee Hospital**
10 KM / 15 MINUTES 🚗
- 10 Griffith University Nathan Campus**
10.5 KM / 16 MINUTES 🚗
- 11 Westfield Garden City**
11.4 KM / 20 MINUTES 🚗
- 12 Brisbane City Centre**
20.6 KM / 26 MINUTES 🚗



BENHIAM ST, CALAMVALE



SUBURB OVERVIEW

Benhiam Boulevard is one of Heran Building Groups newest residential communities.

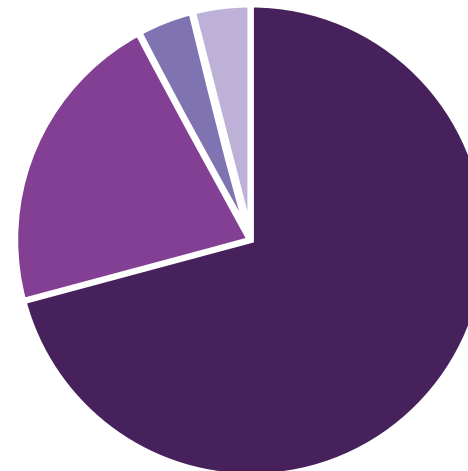
Calamvale is only 30 minutes away from Brisbane CBD and approximately 60 minutes from the beautiful Gold Coast. Whether you are looking for a spacious new home; are a new home buyer or you are looking to invest, Benhiam Boulevard ticks all the boxes. Why wait? Invest in your future today.

The suburb of Calamvale is populated by an estimated 17,124* people, with over 65%* rate of owner-occupied dwellings.

Local Amenities:

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

*Source: Australian Bureau of Statistics



Dwelling Type - Calamvale

Houses	70%
Semi Detached	22%
Units	4%
Other	4%

Source: homesales.com.au

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



SUMMARY

380 Benhiam Boulevard

FROM: **\$394,900**

BODY CORPORATE LEVY: **\$42.50/Week**

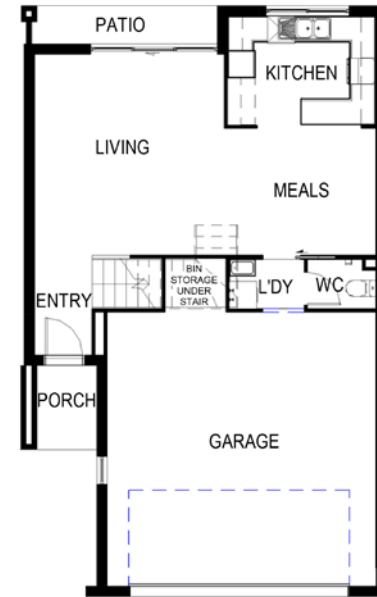
ESTIMATED RENTALS: **\$370-\$430/Week**

SITE PLAN

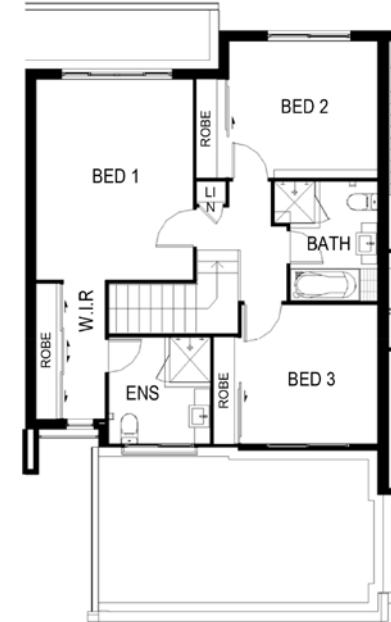


- EASTPORT TOWNHOMES
- NORTHPORT TOWNHOMES
- ASHMORE MODERN TOWNHOMES
- COOLANGATTA TOWNHOMES

NORTHPORT MODERN



GROUND FLOOR



FIRST FLOOR

Areas:

Internal Living: 116.3m²
Garage: 38.5m²

Covered Outdoor Area: 6.2m²

Total: 161.0m²

Features:

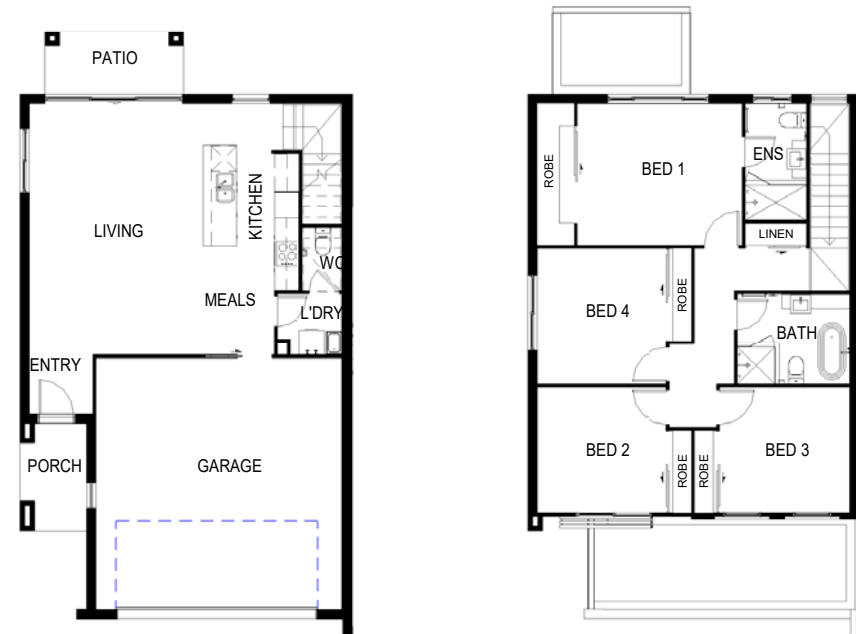
- Two storey townhome
- Three bedrooms
- Bathroom and ensuite
- Ground floor powder room
- Double lock up garage
- Spacious open plan living
- Ample storage



*Standard design shown, actual colours, facade, floor plans and townhome groupings may differ between units. Renders and floorplans are only indicative.

EASTPORT MODERN

Type A



GROUND FLOOR

FIRST FLOOR

Areas:

Internal Living: 130.7m²
Garage: 38.2m²

Covered Outdoor Area: 10.4m²

Total: 179.3m²

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 MODERN

Type B



GROUND FLOOR

FIRST FLOOR

Areas:

Internal Living: 128.4m²
Garage: 38.7m²

Covered Outdoor Area: 11m²

Total: 178.2m²

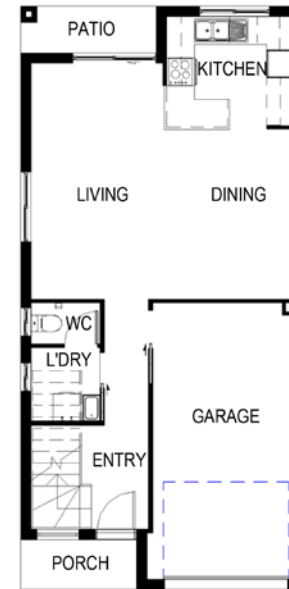
Features:

- 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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COOLANGATTA TRIPLEX RHS II



GROUND FLOOR



FIRST FLOOR

Areas:

Internal Living: 123.9m²
Garage: 21.0m²

Covered Outdoor Area: 5.7m²

Total: 150.6m²

Features:

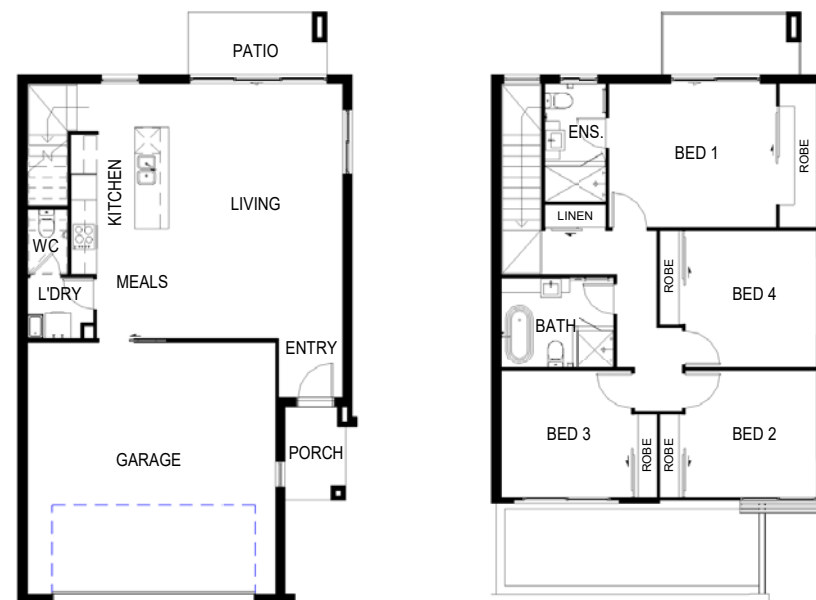
- Two storey townhome
- Three bedrooms
- Large study area
- Bathroom and ensuite
- Ground floor powder room
- Single lock up garage
- Spacious open plan living
- Ample storage



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EASTPORT VOGUE

Type A



GROUND FLOOR

FIRST FLOOR

Areas:

Internal Living: 130.7m²
Garage: 38.2m²

Covered Outdoor Area: 9.5m²

Total: 178.4m²

Features:

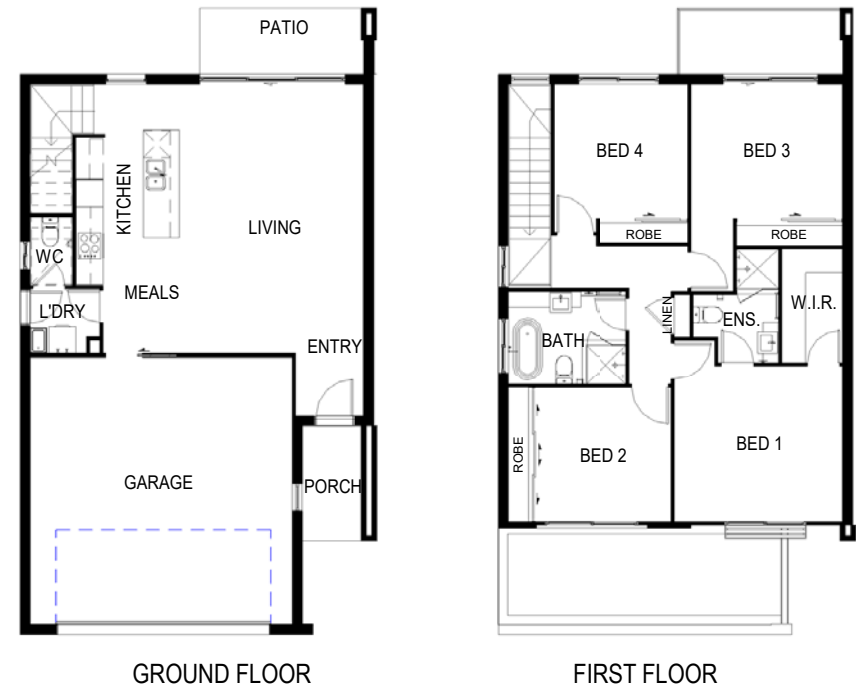
- Two storey townhome
- Four bedrooms
- Bathroom and ensuite
- Ground floor powder room
- Double lock up garage
- Spacious open plan living
- Ample storage



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EASTPORT VOGUE

Type B



Areas:

Internal Living: 128.4m²
Garage: 38.7m²

Covered Outdoor Area: 11.0m²

Total: 178.1m²

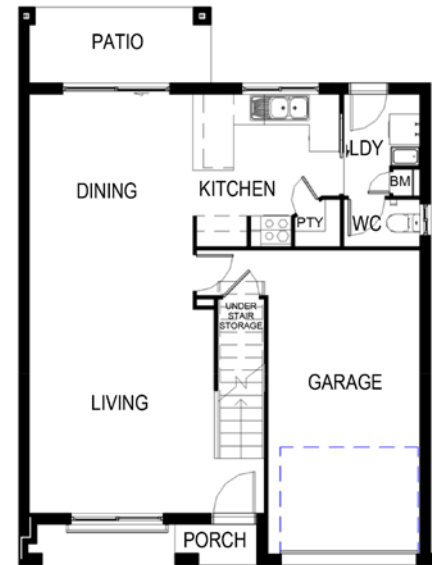
Features:

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

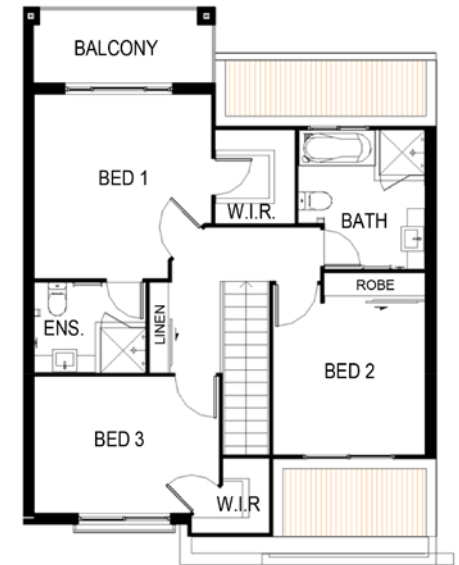


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ASHMORE MODERN



GROUND FLOOR



FIRST FLOOR

Areas:

Internal Living: 114.4m²
Garage: 21.6m²

Covered Outdoor Area: 7.0m²

Total: 148.7m²

Features:

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



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GALLERY INCLUSIONS

KITCHEN

Bench Top	Manufactured Stone (Square Edge)
Doors	Laminate
Splash back	Glass
Kitchen Sink	S/steel sink with mixer tapware
Appliances	Euromaid s/s multifunction oven, cook-top, rangehood and s/s dishwasher or similar

BATHROOM & LAUNDRY

Showers	Semi-frameless glass shower with pivot action
Bath	Acrylic or similar
Vanities	Manufactured stone top (square edge) 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

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

INDOOR

Air-Conditioning	Split system to living area & master bedroom
Ceiling Fans	To all bedrooms
Electrical	Telephone, TV points etc, earth leakage safety switch, smoke detectors & generous amount of lighting & power points Television Antenna
Insulation	Ceiling batts
Paint	Washable paint to walls
Doors	Modern flush panel with stylish door furniture
Robes	Mirror Sliding Doors
Stairs	Carpeted, aluminium balustrade & timber rails
Blinds	Venetians & verticals throughout
Flooring	Porcelain tiles & carpet

OUTDOOR

Brick	Rendered or face brick external finish
Roof	Colorbond Roofing
Framing	Steel frame & roof trusses
Garage	Sectional overhead door with colorbond finish & remote control unit
Windows & Sliding Doors	Powder coat aluminium with barrier screens (downstairs only)
Termite Protection	Penetrations & perimeter system
Hot Water System	Electric storage 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

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 April 2019

HERAN BUILDING GROUP

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's has evolved.

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

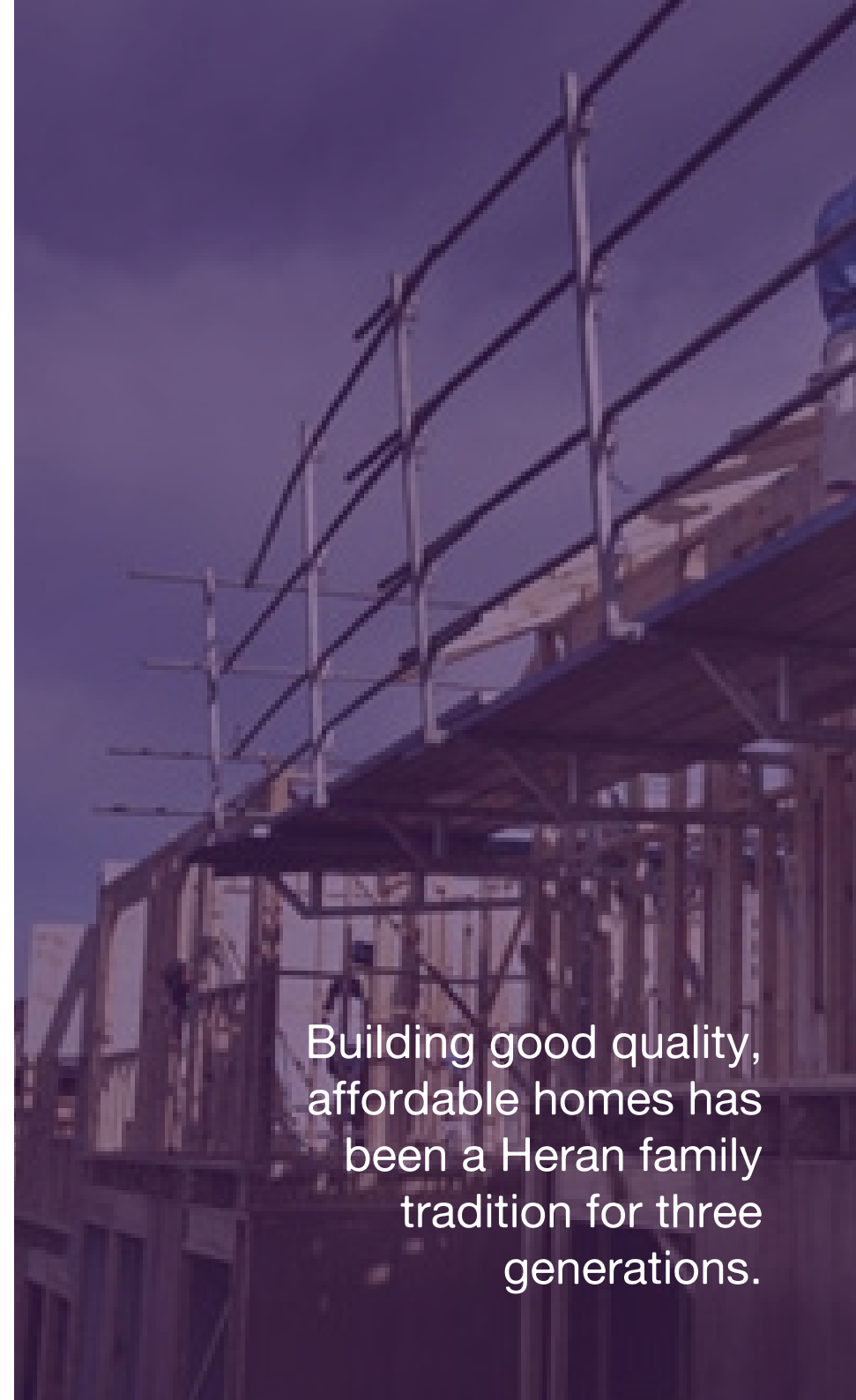
Whether it's a new home for the family or an investment for your retirement fund, make the smart choice and invest with Heran Building Group.



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www.heran.com.au

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



The background of the image is a detailed architectural blueprint. It features various technical drawings, including floor plans, sections, and elevations. A prominent feature is a large, dark blue house icon with a gabled roof, which serves as a backdrop for the company name. The name 'HERAN' is written in a bold, dark blue, sans-serif font across the middle of the house icon. Below the name, the words 'BUILDING GROUP PTY. LTD.' are written in a smaller, dark blue, sans-serif font. In the foreground, there are several drafting tools: a long ruler with millimeter markings, a pair of compasses, and a pencil. The overall color scheme is a mix of light greys, blues, and whites, giving it a professional and technical appearance.

HERAN

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