



# LUXURY VILLAS

## ROCHEDALE OUTLOOK

📍 Francis Avenue Rochedale

☎ 1800 43 08 40



07 5528 0111  
[www.heran.com.au](http://www.heran.com.au)

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# SUBURB OVERVIEW

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***Whether it's a new home for the family or an investment for your retirement fund, make the smart choice and invest in Rochedale.***

Rochedale Outlook is cleverly positioned for strong ongoing demand thanks to its proximity to important hubs including employment, education, major shopping, arterial roads, and public transport.

Northern Rochedale feeds directly into the growing employment node of Mt.Gravatt and surrounding suburbs via Miles Platting Rd. The Gateway Arterial Rd is also only minutes away, providing easy access to all employment locations on the East side of Brisbane.

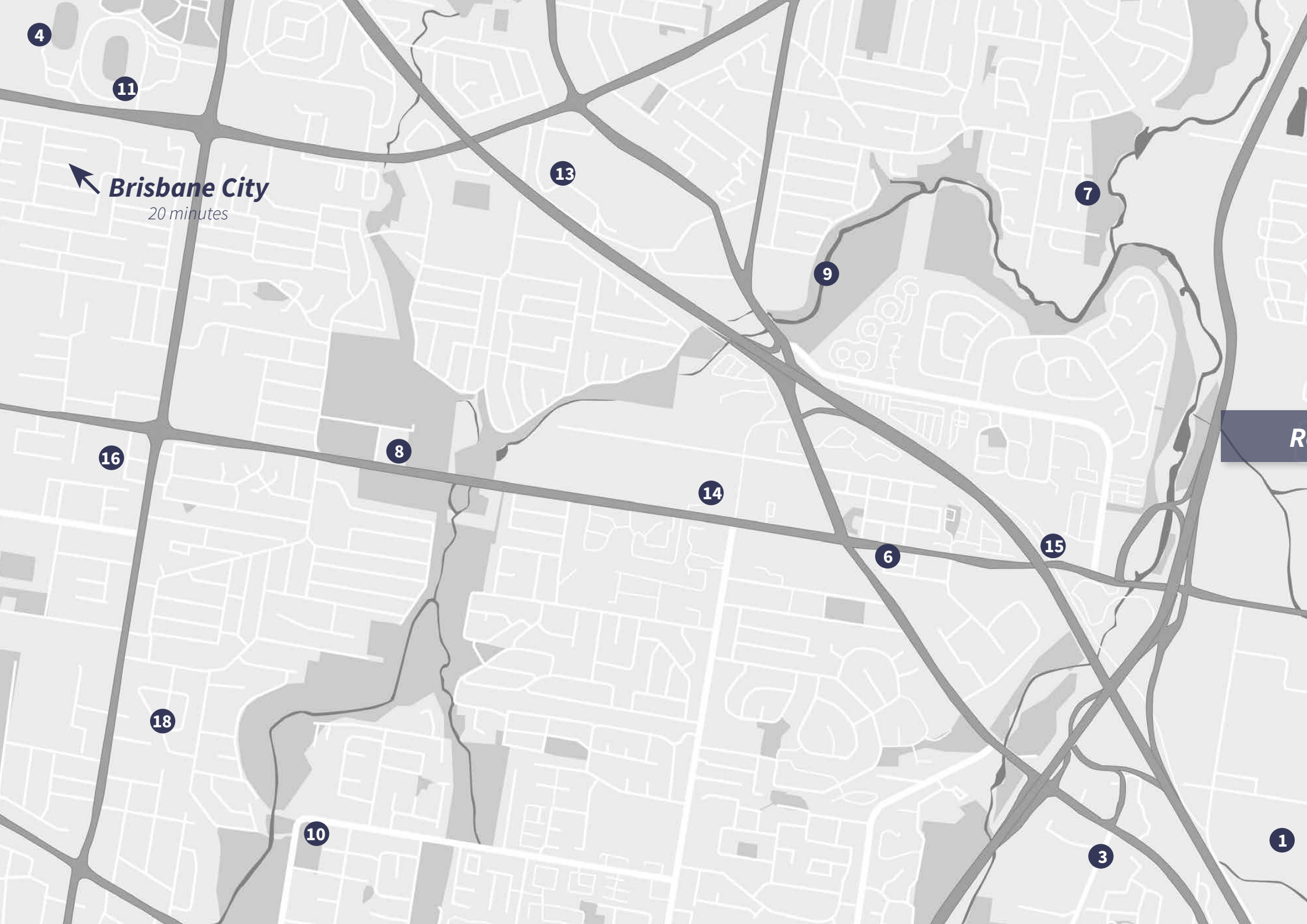
Gardner Rd is an evolving location, boasting two new shopping centres, including Rochedale Central an already popular centre, and the soon to be completed

Rochedale Village Town Centre, a proposed supermarket anchored centre to include a diverse range of tenants from medical, allied health, retail services and casual dining/takeaway options.

Whether you are looking for a comfortable & spacious new home; or you are wanting to invest, this development will tick all the boxes.

Be one of the buyers who stay ahead of the pack and aim to secure your next property now in the new Rochedale Outlook estate.

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



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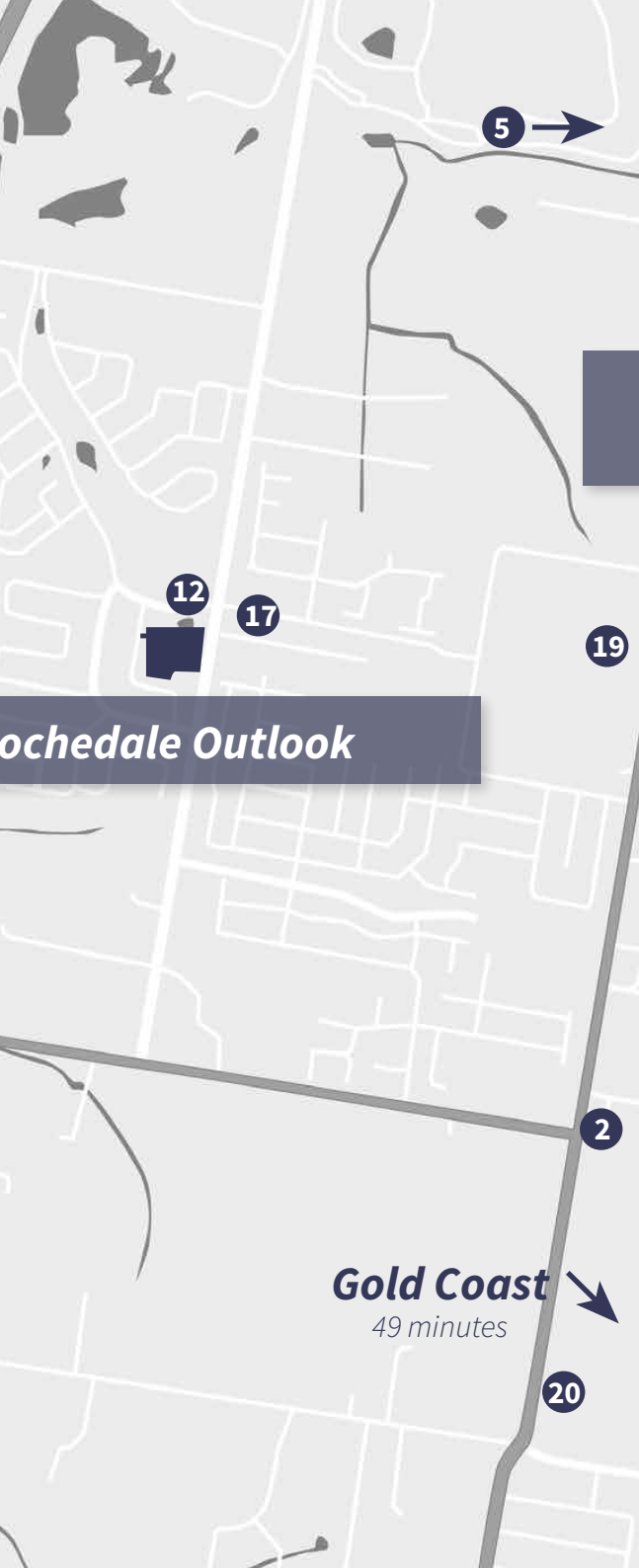
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**Brisbane City**  
20 minutes

R



# EXPLORE ROCHEDALE

*live, play, eat, drink*

**Rochedale Outlook**

**Gold Coast**  
49 minutes

## EDUCATION

- 01. Rochedale State High School
- 02. Rochedale Childcare Centre OSCH
- 02. Rochedale State School
- 03. St Johns Lutheran Kindergarten
- 04. Griffith University Nathan Campus

## RECREATION, SPORT, ARTS & CULTURE

- 05. Rochedale Scout Camp
- 06. Brisbane Technology Park
- 07. Wishart Community Park
- 08. Sunnybank Community & Sports Club
- 09. Holmead Park
- 10. Runcorn Dog Park
- 11. QLD Academy of Sport

## SHOPPING CENTRE

- 12. Rochedale Central Shopping Centre
- 13. Westfield Garden City
- 14. Eight Mile Plains Shopping Centre

## HEALTH & MEDICAL

- 14. Eight Mile Plains Shopping Centre  
*Doctor, Dentist, Physio, Acupuncture*
- 15. Eight Mile Plains Family Doctor
- 16. Sunnybank Private Hospital

## PUBLIC TRANSPORT

- 17. Bus Interchange
- 18. Altandi Train Station

## OTHER

- 19. Fresh Strawberry Farm
- 20. Rochedale Markets

# ROCHEDALE SUMMARY + SITE PLAN

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*Stage 2, 3 & 4*

from **\$557,900**

BODY CORPORATE LEVY: \$39.73/Week

RENTALS: \$480-540/Week

NEARBY: Shopping Centres, Medical Facilities, Public Transport, Schools, Golf Course, Childcare Centre, Brisbane CBD 20 minutes, Gold Coast 50 minutes





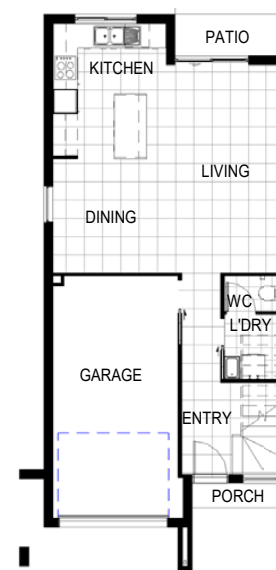
# COOLANGATTA

## MODERN TYPE A

Lots 1, 4, 5, 8, 9, 12

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

Internal Living Area:	123.3 m <sup>2</sup>
Garage:	21.7 m <sup>2</sup>
Covered Outdoor Area:	8.9 m <sup>2</sup>
Total:	153.9 m <sup>2</sup>



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

\* Areas may vary depending on Lot number, please refer to stock list for floor area of each individual lot.

# COOLANGATTA

## MODERN TYPE B

Lots 2, 3, 6, 7, 10, 11

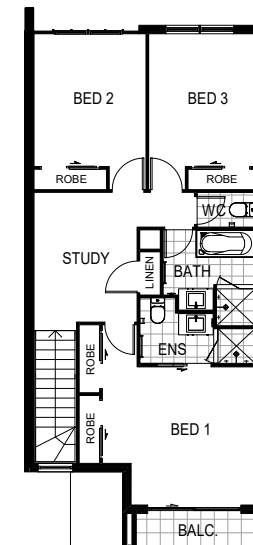
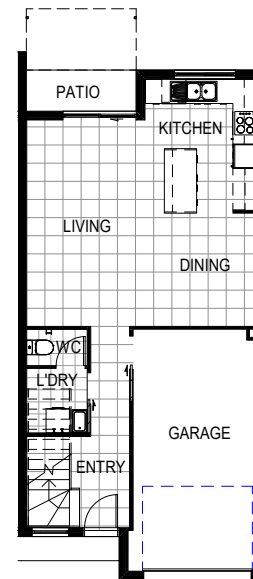
Two storey townhome. Three bedrooms + Study.  
Bathroom and ensuite. Ground floor powder room.  
Double lock up garage. Spacious open plan living.  
Ample storage

Internal Living Area: 121.4 m<sup>2</sup>

Garage: 21.1m<sup>2</sup>

Covered Outdoor Area: 7.9m<sup>2</sup>

Total: 149.9m<sup>2</sup>



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

\* Areas may vary depending on Lot number, please refer to stock list for floor area of each individual lot.

# NORTHPORT

## MODERN

Lots 13, 14, 69, 70, 78, 79

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

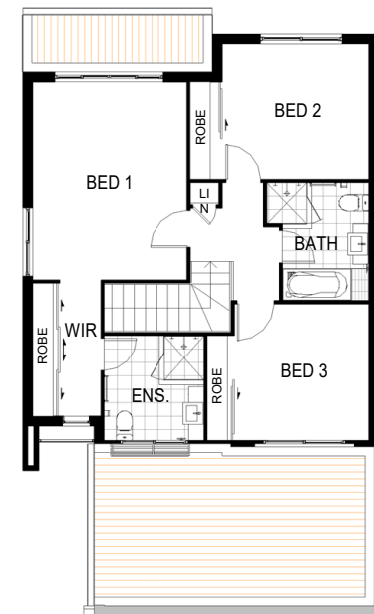
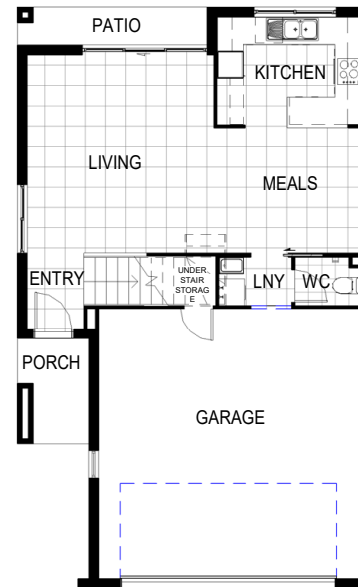


Internal Living Area: 116.8 m<sup>2</sup>

Garage: 38.6 m<sup>2</sup>

Covered Outdoor Area: 7.2 m<sup>2</sup>

Total: 162.6 m<sup>2</sup>



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

\* Areas may vary depending on Lot number, please refer to stock list for floor area of each individual lot.

# GARDNER

## VOGUE TYPE A

Lots 15, 17, 23, 25, 27, 29, 35, 37

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

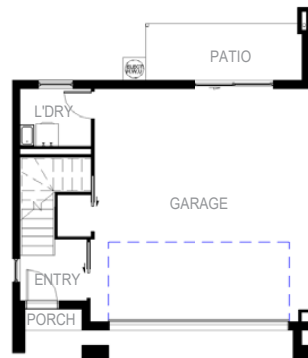


Internal Living Area: 124.2 m<sup>2</sup>

Garage: 39.7 m<sup>2</sup>

Covered Outdoor Area: 18.7 m<sup>2</sup>

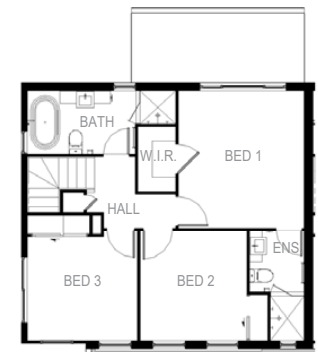
Total: 182.6 m<sup>2</sup>



Ground Floor



First Floor



Second Floor

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

\* Areas may vary depending on Lot number, please refer to stock list for floor area of each individual lot.

# GARDNER

## VOGUE TYPE B

Lots 16, 18, 24, 26, 28, 30, 36, 38, 61

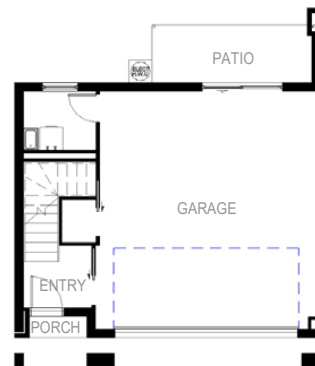
Three storey townhome. Three bedrooms. Bathroom and ensuite. First floor powder room. Double lock up garage. Spacious open plan living. Ample storage

Internal Living Area: 128.9 m<sup>2</sup>

Garage: 39.7 m<sup>2</sup>

Covered Outdoor Area: 14.3 m<sup>2</sup>

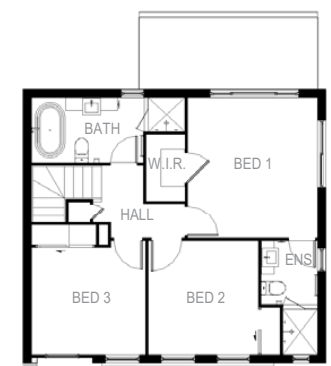
Total: 182.9 m<sup>2</sup>



Ground Floor



First Floor



Second Floor

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

\* Areas may vary depending on Lot number, please refer to stock list for floor area of each individual lot.

# GARDNER

## VOGUE TYPE A1

Lots 40, 46, 52

Three storey townhome. Three bedrooms + study.  
Bathroom and ensuite. First floor powder room. Double  
lock up garage. Spacious open plan living. Ample  
storage

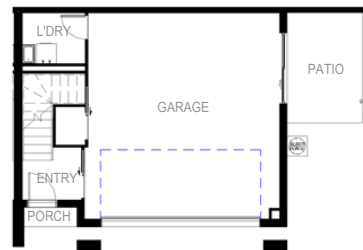


Internal Living Area: 123.8 m<sup>2</sup>

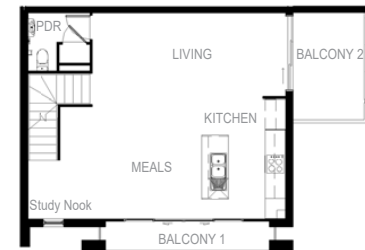
Garage: 39.5 m<sup>2</sup>

Covered Outdoor Area: 20.6 m<sup>2</sup>

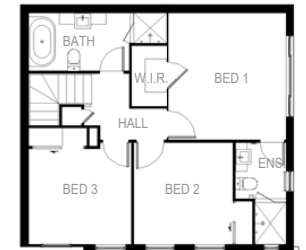
Total: 183.9 m<sup>2</sup>



Ground Floor



First Floor



Second Floor

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

\* Areas may vary depending on Lot number, please refer to stock list for floor area of each individual lot.

# GARDNER

## VOGUE TYPE B1

Lots 39, 45, 51

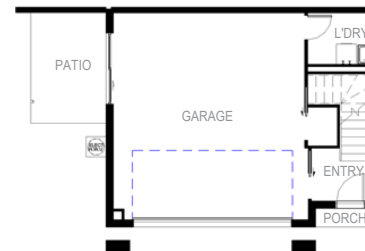
Three storey townhome. Three bedrooms + study.  
Bathroom and ensuite. First floor powder room. Double  
lock up garage. Spacious open plan living. Ample  
storage

Internal Living Area: 128.6 m<sup>2</sup>

Garage: 39.5 m<sup>2</sup>

Covered Outdoor Area: 16.2 m<sup>2</sup>

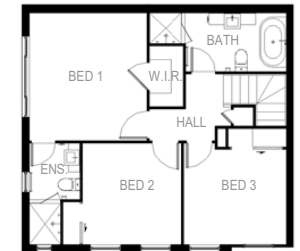
Total: 184.3 m<sup>2</sup>



Ground Floor



First Floor



Second Floor

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

\* Areas may vary depending on Lot number, please refer to stock list for floor area of each individual lot.



# GARDNER

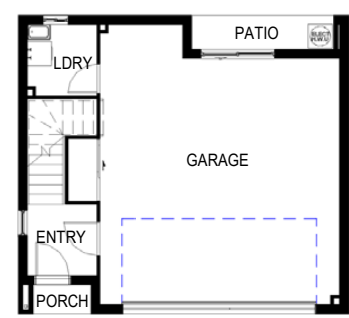
## MODERN TYPE C

Lots 19, 21, 31, 33

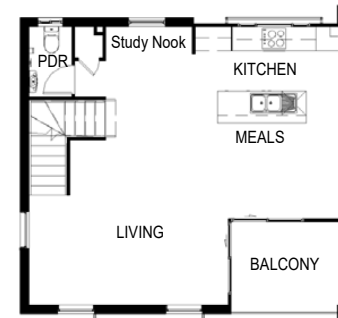
Three storey townhome. Three bedrooms + study.  
Bathroom and ensuite. First floor powder room. Double lock up garage. Spacious open plan living. Ample storage



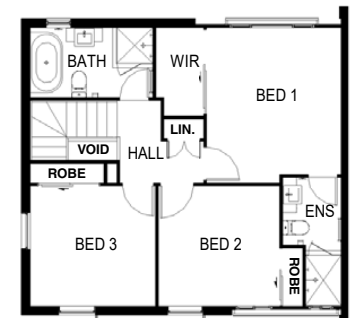
Internal Living Area:	122.6 m <sup>2</sup>
Garage:	41.9 m <sup>2</sup>
Covered Outdoor Area:	10.2 m <sup>2</sup>
Total:	174.7 m <sup>2</sup>



Ground Floor



First Floor



Second Floor

\* Standard design shown. Actual colours, facade and floor plans may differ between units.  
\* Areas may vary depending on Lot number, please refer to stock list for floor area of each individual lot.

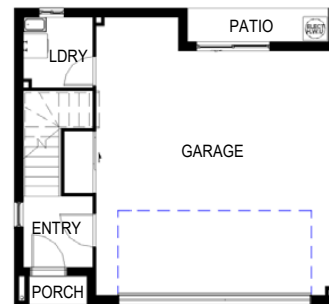
# GARDNER

## MODERN TYPE D

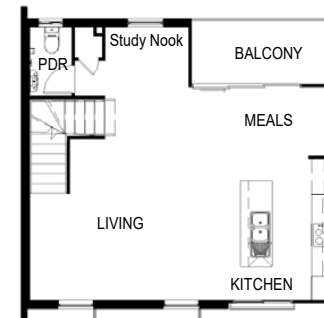
Lots 20, 22, 32, 34

Three storey townhome. Three bedrooms + study. Bathroom and ensuite. First floor powder room. Double lock up garage. Spacious open plan living. Ample storage

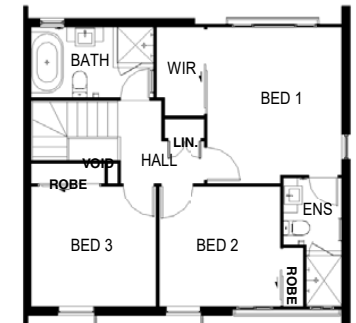
Internal Living Area:	123 m <sup>2</sup>
Garage:	41.9 m <sup>2</sup>
Covered Outdoor Area:	10.2 m <sup>2</sup>
Total:	175.1 m <sup>2</sup>



Ground Floor



First Floor



Second Floor

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

\* Areas may vary depending on Lot number, please refer to stock list for floor area of each individual lot.

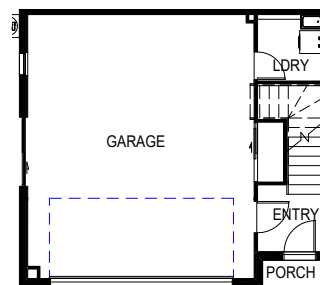
# GARDNER

## MODERN TYPE C1

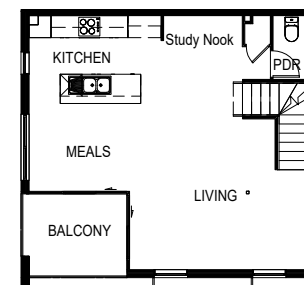
Lots 41, 42, 43, 44, 47, 48, 49, 50

Three storey townhome. Three bedrooms + study.  
Bathroom and ensuite. First floor powder room.  
Double lock up garage. Spacious open plan living.  
Ample storage

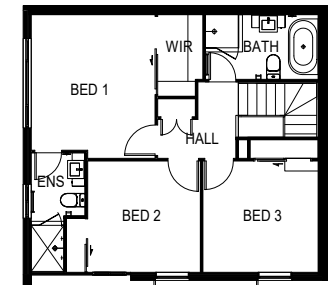
Internal Living Area:	123 m <sup>2</sup>
Garage:	45.2 m <sup>2</sup>
Covered Outdoor Area:	7.8 m <sup>2</sup>
Total:	176 m <sup>2</sup>



Ground Floor



First Floor



Second Floor

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

\* Areas may vary depending on Lot number, please refer to stock list for floor area of each individual lot.

# EASTPORT

## MODERN TYPE A

Lots 71, 72, 73, 74, 75, 80, 81

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



Internal Living Area: 129.8 m<sup>2</sup>

Garage: 38.4 m<sup>2</sup>

Covered Outdoor Area: 11 m<sup>2</sup>

Total: 179.2 m<sup>2</sup>



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

\* Areas may vary depending on Lot number, please refer to stock list for floor area of each individual lot.

# EASTPORT

## MODERN TYPE B

Lots 76, 77

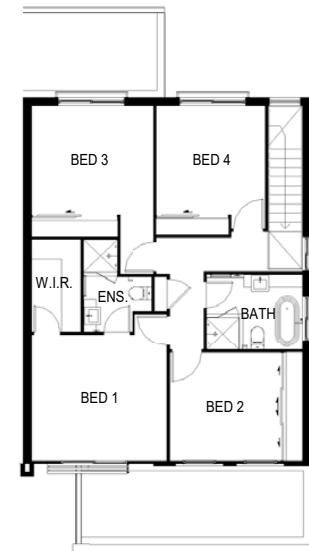
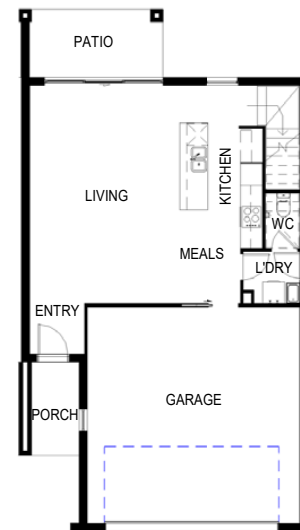
Two storey townhome. Four bedrooms. Bathroom and ensuite. Ground floor powder room. Double lock up garage. Spacious open plan living. Ample storage

Internal Living Area: 128.4 m<sup>2</sup>

Garage: 38.7 m<sup>2</sup>

Covered Outdoor Area: 11 m<sup>2</sup>

Total: 178.1 m<sup>2</sup>



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

\* Areas may vary depending on Lot number, please refer to stock list for floor area of each individual lot.

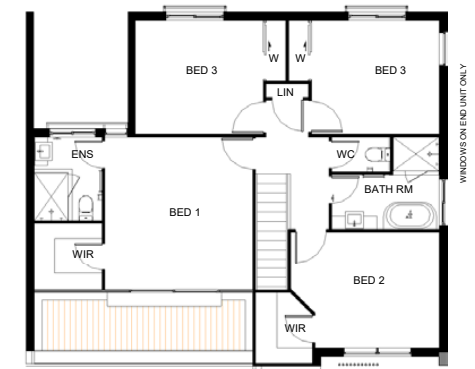
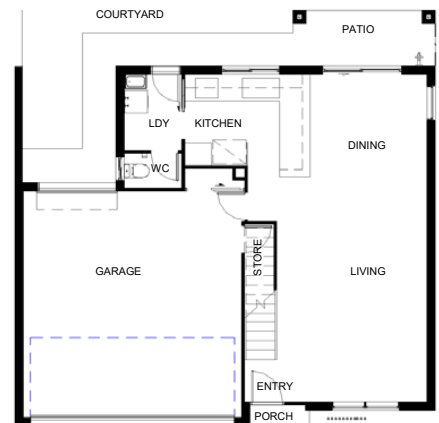
# LENNOX

## MODERN TYPE A

Lots 53, 54, 55, 55, 56, 57, 58, 59, 60, 63,  
64, 65, 66

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

Internal Living Area:	129.5 m <sup>2</sup>
Garage:	39.2 m <sup>2</sup>
Porch:	1.0 m <sup>2</sup>
Patio:	5.7 m <sup>2</sup>
Total:	175.4 m <sup>2</sup>



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

\* Areas may vary depending on Lot number, please refer to stock list for floor area of each individual lot.

# ASHMORE

## MODERN

Lots 67, 68

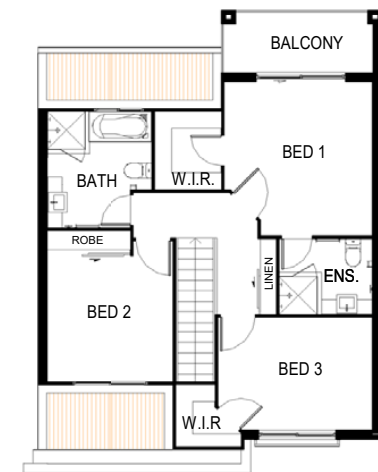
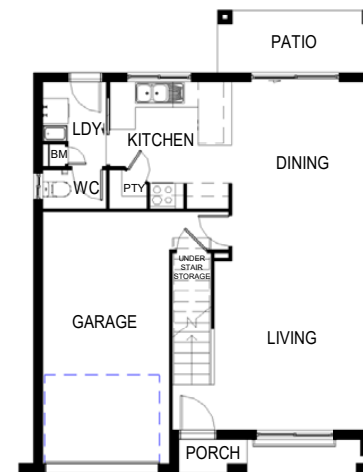
Two storey townhome. Three bedrooms. Bathroom and ensuite. Ground floor powder room. Single lock up garage. Spacious open plan living. Ample storage

Internal Living Area: 114.7 m<sup>2</sup>

Garage: 21.1 m<sup>2</sup>

Covered Outdoor Area: 12.7 m<sup>2</sup>

Total: 148.5 m<sup>2</sup>



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

\* Areas may vary depending on Lot number, please refer to stock list for floor area of each individual lot.

# GALLERY INCLUSIONS

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## OUTDOOR

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

## KITCHEN

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Bench Top	Manufactured stone (square edge) top
Doors	Laminate
Splash Back	Coloured glass
Kitchen Sink	Stainless steel sink with mixer tapware
Appliances	European Pyrolytic stainless steel multifunction oven, cooktop, ducted rangehood and stainless steel dishwasher or similar
Features	LED lighting under overhead cupboards, fridge tap provision

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

## INDOOR

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Air-Conditioning	Ducted Air-Conditioning
Ceiling Fans	Ceiling Fans in all bedrooms
Electrical	Telephone, TV point etc, earth leakage safety switch, smoke detectors and generous amount of LED 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	Stained timber w/stainless steel wire balustrade and timber rails
Blinds	Venetians & roller blinds throughout
Flooring	Porcelain tiles, carpet & engineered timber flooring to main living areas

## BATHROOM & LAUNDRY

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Showers	Semi-frameless glass shower with pivot action door
Bath	Acrylic Freestanding
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

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 2019



# HERAN BUILDING GROUP

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## ***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 that Heran has evolved.

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

Whilst every effort has been made to accurately describe the details of any development project referred to in this brochure, the availability of certain products, materials and other changes may result in some variation to the information provided. The developer, agent and vendor accept no responsibility for the accuracy of any information contained in this brochure or for any action taken in reliance thereon by any recipient of the brochure. Recipients should make their own enquiries to satisfy themselves as to all aspects of any development or product referred to herein.

All models, marketing materials, artists' impressions and plans in relation to any development are conceptual and illustrative only. All plans, concepts and materials to be used in any development are subject to approval from all relevant authorities. Changes may be made without notice to the whole or any part of the development. This brochure only contains general information about our products and services. Unless expressly stated otherwise, this brochure does not constitute an offer or inducement to enter into a legally binding contract, or form part of the terms and conditions for our products and services or purport to provide you with personal financial or investment advice of any kind.



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301/50 Marine Parade

Southport QLD