



A HERAN BUILDING GROUP DEVELOPMENT

# Browns Plains Views

665 BROWNS PLAINS ROAD, MARSDEN QLD



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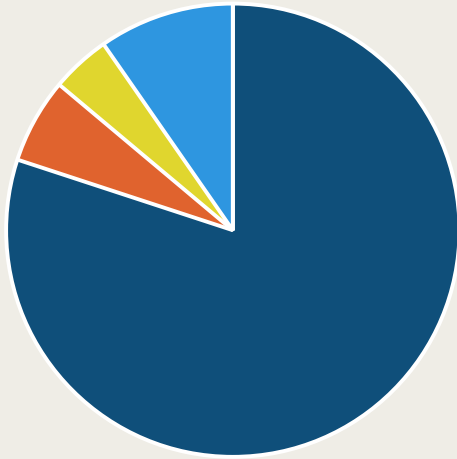
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# BROWNS PLAINS VIEWS



Northport  
Colonial

# SUBURB OVERVIEW



## Dwelling Type - Marsden

Houses	83%	3010
Semi Detached	6%	207
Units	3%	105
Other	8%	298

Source: homesales.com.au

## Browns Plains Views

Browns Plains Views is one of Heran Building Group's newest residential communities. Marsden is approximately 30 minutes from the Brisbane CBD, 50 minutes from the beaches of the Gold Coast and 90 minutes from the beautiful Sunshine Coast. Whether you are a new home buyer or wanting to invest, this development will tick all your boxes!

## Marsden QLD

The suburb of Marsden is populated by an estimated 11,283<sup>1</sup> people, with a 50.3%<sup>2</sup> rate of owner-occupied dwellings.

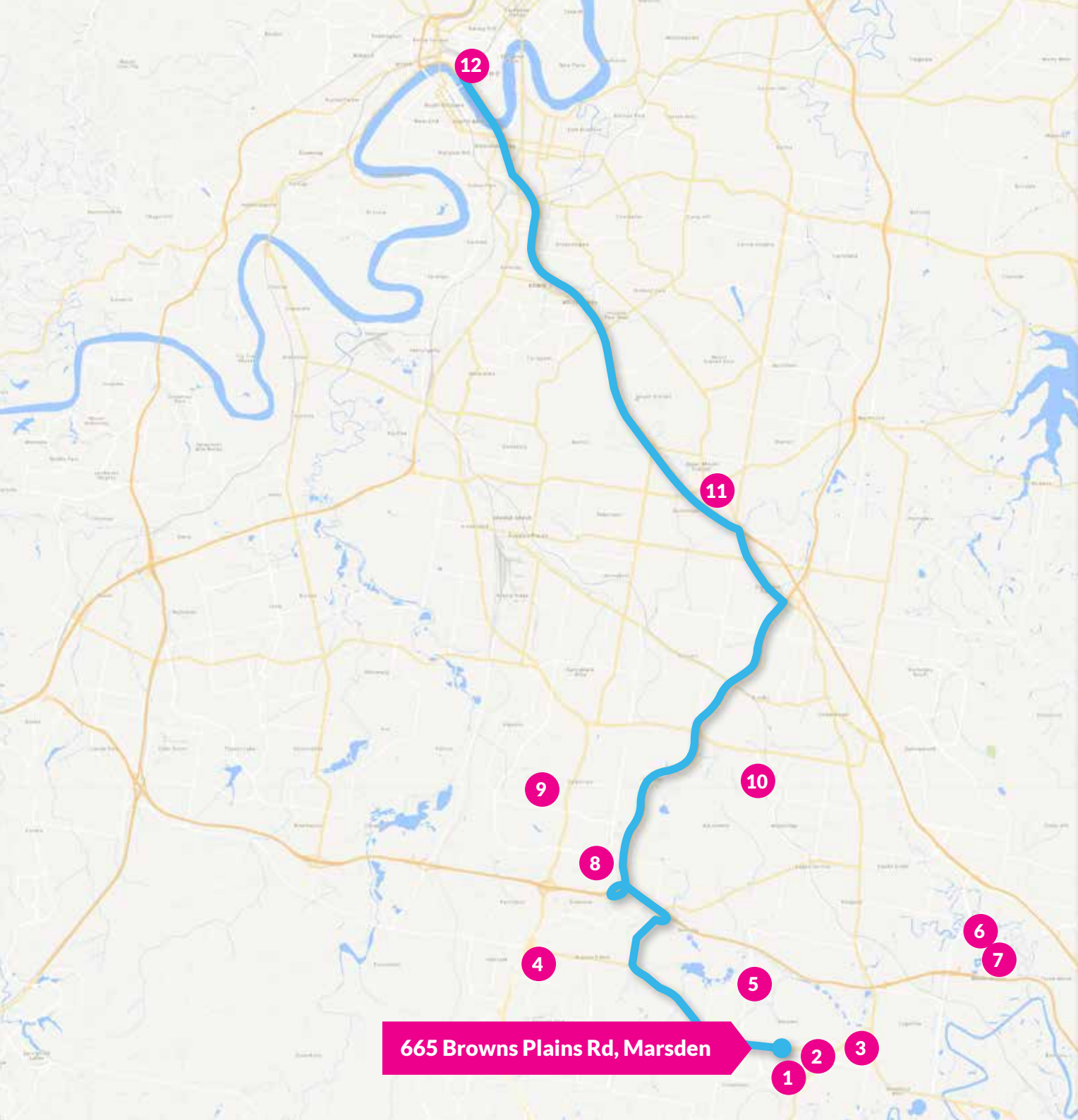
- Shopping Centres
- Medical Facilities
- Public Transport
- Schools
- Childcare Centres

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

## Median House Prices - Marsden QLD

<b>Buy</b>			<b>Rent</b>		
<b>\$363,500</b>			<b>\$350 PW</b>		
2 BR	3 BR	4 BR	2 BR	3 BR	4 BR
-	\$330,000	\$387,250	\$300 PW	\$340 PW	\$395 PW

Source: realestate.com.au. Price data last updated Feb 15th, 2018.



665 Browns Plains Rd, Marsden

- 1** Marsden State School  
🚗 1 KM / 2 MINUTES
- 2** Marsden State High School  
🚗 1.7 KM / 2 MINUTES
- 3** Marsden Park Shopping Centre  
🚗 5 KM / 5 MINUTES
- 4** Grand Plaza Shopping Centre  
🚗 7.5 KM / 13 MINUTES
- 5** Burrowes State School  
🚗 1.7 KM / 3 MINUTES
- 6** Logan City Golf Club  
🚗 7.4 KM / 13 MINUTES
- 7** Griffith University Logan Campus  
🚗 7 KM / 12 MINUTES
- 8** Stretton State College  
🚗 9 KM / 15 MINUTES
- 9** Calamvale Community College  
🚗 12.5 KM / 17 MINUTES
- 10** Karawatha Forest Park  
🚗 9.0 KM / 13 MINUTES
- 11** Westfield Garden City  
🚗 20 KM / 25 MINUTES
- 12** Brisbane City Centre  
🚗 32 KM / 35 MINUTES



665 Browns Plains Rd, Marsden

# SUMMARY

BODY CORPORATE  
LEVY: \$39.85/Week

from

RENTALS: \$360-\$380/Week

**\$334,900**

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

# SITE PLAN



# Townhome Style

## Northport Colonial

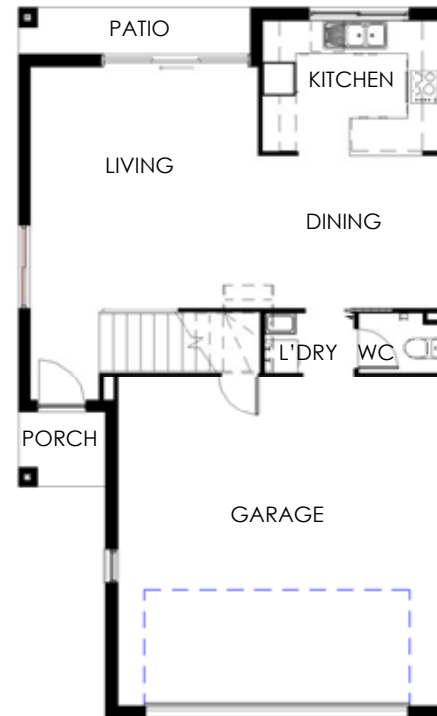
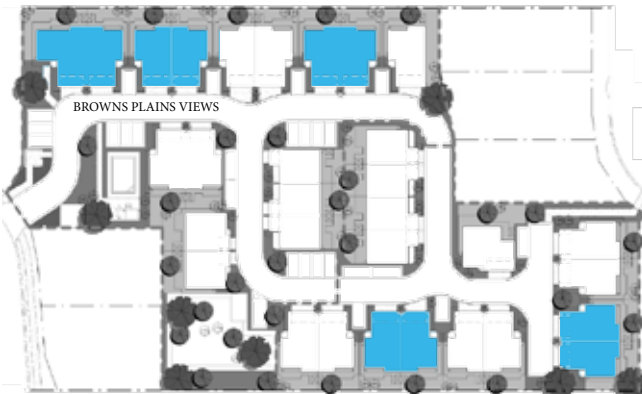


### Areas:

Ground Level:	50.0 m <sup>2</sup>
First Level:	67.0 m <sup>2</sup>
<b>Total Living:</b>	<b>117.0 m<sup>2</sup></b>
Garage:	38.6 m <sup>2</sup>
Porch:	2.1 m <sup>2</sup>
Patio:	3.5 m <sup>2</sup>
<b>GRAND TOTAL:</b>	<b>161.2 m<sup>2</sup></b>

### Features:

- Two Storey Townhome
- Three Bedrooms
- Two and a half Bathrooms
- Double Lock Up Garage
- Spacious open plan living
- Master Bedroom with Ensuite
- Ample storage



GROUND FLOOR



FIRST FLOOR

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



# Townhome Style

## Northport HIP

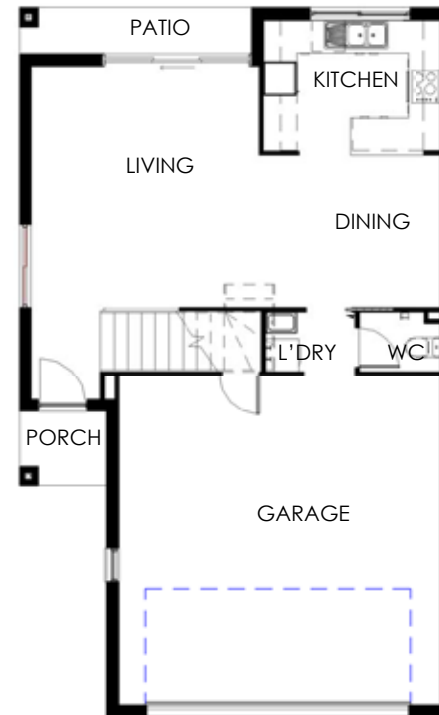


### Areas:

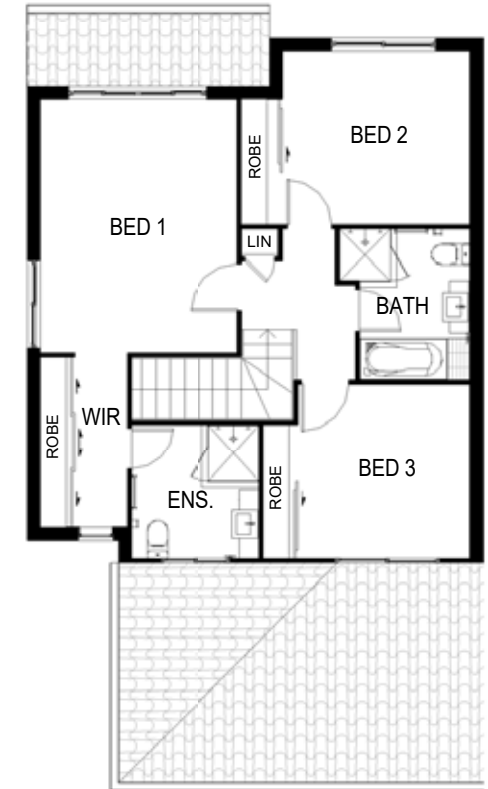
Ground Level:	50.0 m <sup>2</sup>
First Level:	67.0 m <sup>2</sup>
<b>Total Living:</b>	<b>117.0 m<sup>2</sup></b>
Garage:	38.6 m <sup>2</sup>
Porch:	2.1 m <sup>2</sup>
Patio:	3.5 m <sup>2</sup>
<b>GRAND TOTAL:</b>	<b>161.2 m<sup>2</sup></b>

### Features:

- Two Storey Townhome
- Three Bedrooms
- Two and a half Bathrooms
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GROUND FLOOR



FIRST FLOOR

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# Townhome Style

## Monterey Contemporary

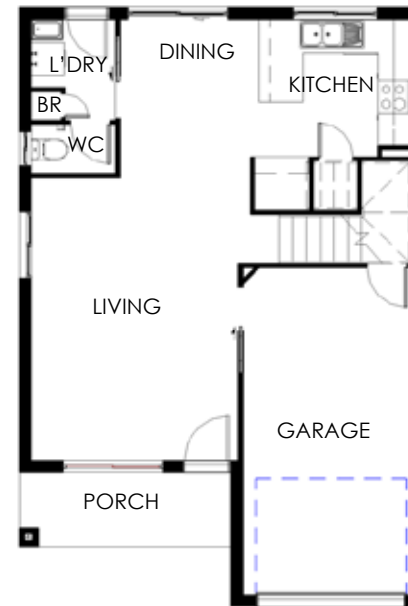


### Areas:

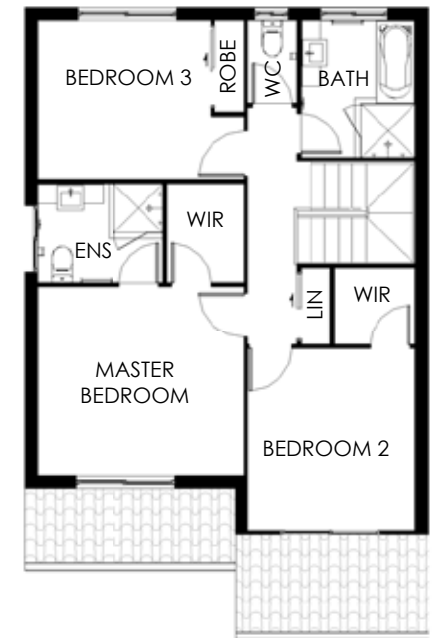
Ground Level:	49.3 m <sup>2</sup>
First Level:	65.3 m <sup>2</sup>
Total Living:	114.6 m <sup>2</sup>
Garage:	20.2 m <sup>2</sup>
Porch:	5.1 m <sup>2</sup>
<b>GRAND TOTAL:</b>	<b>139.9m<sup>2</sup></b>

### Features:

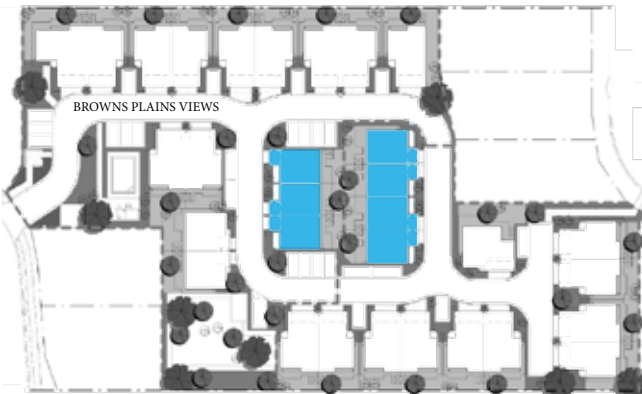
- Two Storey Townhome
- Three Bedrooms
- Two Bathrooms
- Two Washrooms
- Single Lock Up Garage
- Spacious open plan living
- Master Bedroom with Ensuite
- Ample storage



GROUND FLOOR



FIRST FLOOR



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



# Townhome Style

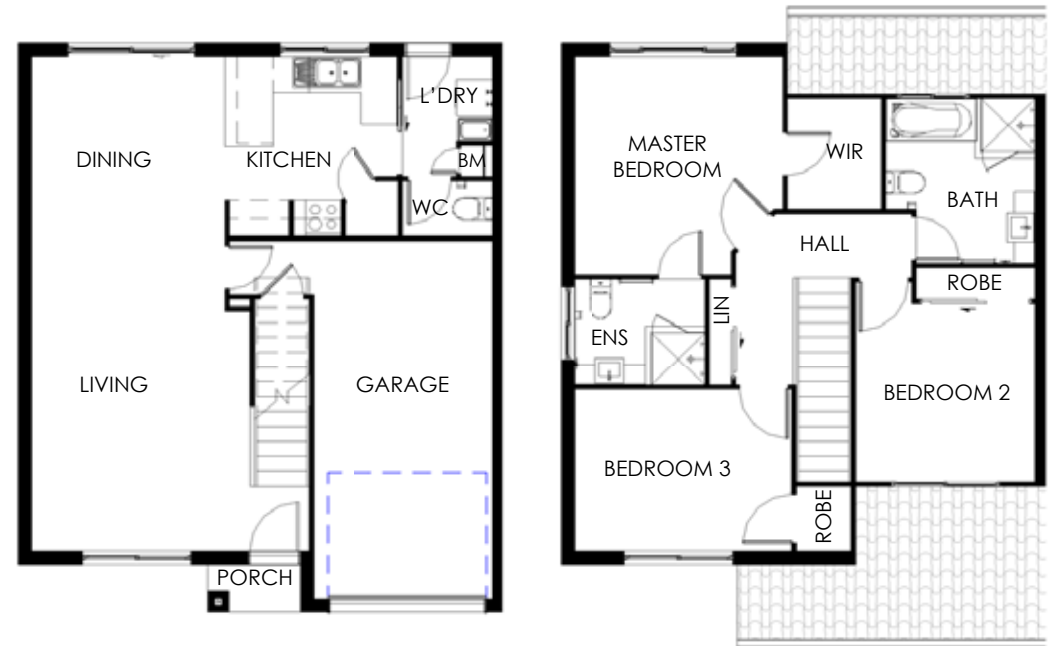
## Ashmore HIP

### Areas:

Ground Level:	51.9 m <sup>2</sup>
First Level:	62.5 m <sup>2</sup>
Total Living:	114.4 m <sup>2</sup>
Garage:	20.9 m <sup>2</sup>
Porch:	1.2 m <sup>2</sup>
<b>GRAND TOTAL:</b>	<b>136.5 m<sup>2</sup></b>

### Features:

- Two Storey Townhome
- Three Bedrooms
- Two and a half Bathrooms
- Single Lock Up Garage
- Spacious open plan living
- Master Bedroom with Ensuite



GROUND FLOOR

FIRST FLOOR

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

# GALLERY INCLUSIONS

## OUTDOOR

- Brick – Bagged brick and face brick external finish
- Roof - Colorbond sheeting or Concrete Tiles
- Framing - Pine frame & roof trusses
- Garage - Sectional overhead door with Colorbond finish and 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 - Wall mounted

- Amenities - Swimming pool & Recreation 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 - Split system to living area
- Ceiling Fans - To all bedrooms
- Electrical - Telephone, TV point etc, earth leakage safety switch, smoke detectors and generous amount of lighting and power points
- Insulation - R2.5 to ceiling or similar
- Paint - Washable paint to walls
- Doors - Modern flush panel with stylish door furniture
- Robes - Mirror sliding doors or swing doors
- Stairs - Carpeted, timber balustrade & rails
- Blinds - Venetians & roller blinds throughout
- Flooring - Ceramic tiles & carpet

## BATHROOM & LAUNDRY

- Showers - Semi-frameless glass shower with pivot action doors
- Bath - Acrylic or similar
- Vanities - Laminate tops 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 taps
- Towel rails & toilet roll holders included

“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 - Tiles
- Kitchen Sink - s/s sink with mixer tapware
- Appliances - European s/s multifunction oven, cooktop, rangehood and s/s 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 February 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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