

clearview urban village

townhomes & villas
Precinct D

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🌐 clearviewurbanvillage.com.au

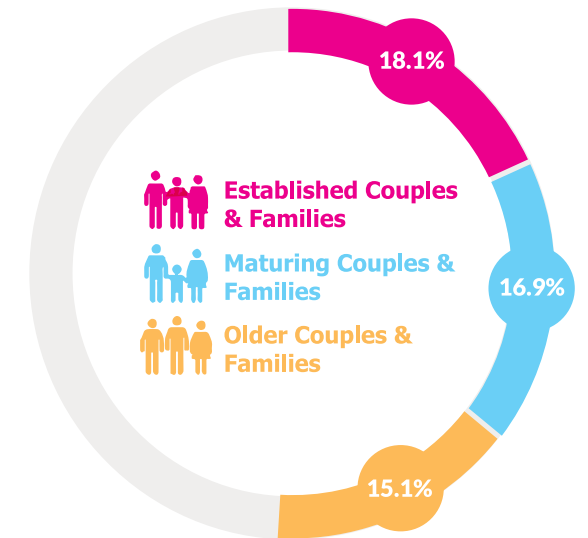
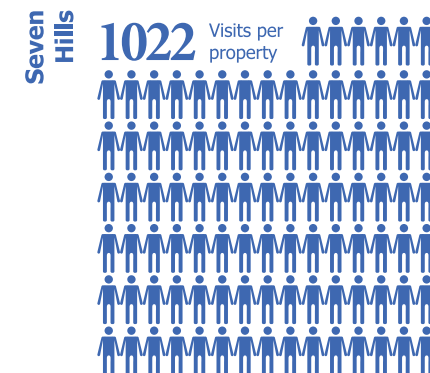


market demand & lifestyle

Seven Hills is a high demand suburb for buyers with an average of 1,330 visits per property; five times more than the average visits in any other property in Queensland.

The majority of the suburbs population is made up of families, making Seven Hills the ideal place for comfort and convenience.

The urban culture of Brisbane is one of the fastest growing in Australia, with some of the finest cafes, restaurants and bars located within 5 kilometres from Clearview Urban Village. Clearview boasts a dynamic mix of residential developments conveniently located within easy reach of bus and train networks, major arterial routes and located near several employment hubs.



This data was collected from the average property sales price within a 12 month period. Data supplied by realestate.com.au

clearview urban village

seven hills, brisbane



explore seven hills

live, play, eat, drink

RESTAURANTS & BARS

01. Golden Buddha Thai Restaurant
02. Restaurant Rapide
03. Cinco Bistro
04. Scherhazade Indian Cuisine
05. The Colmslie Hotel

CAFES

06. The Rabbit Hole
07. La Bomba Cafe & Tapas
08. The Blue Poppy Cafe
09. Thynne Road Deli & Cafe
10. Jacu Espresso

STORES

11. Woolworths Cannon Hill
12. Bunnings
13. Kmart
14. Homeart
15. Westfield Carindale

PUBLIC TRANSPORT

16. Morningside Station
17. Carindale Park + Ride

RECREATION, SPORTS, ARTS & CULTURE

18. Villanova Players Theatre
19. Seven Hills Bushland Reserve
20. Pattison Avenue Park
21. Susan Trimble Art
22. Clem Jones Sports Centre

EDUCATION

23. Mayfield State School
24. Seven Hills Primary
25. St Thomas Catholic School
26. Norman Park Primary School
27. San Sisto College
28. Camp Hill State Infants & Primary
29. Lourdes Hill College
30. Church of England Grammar School

HOSPITALS

31. Mater Hospital
32. Princess Alexandra Hospital



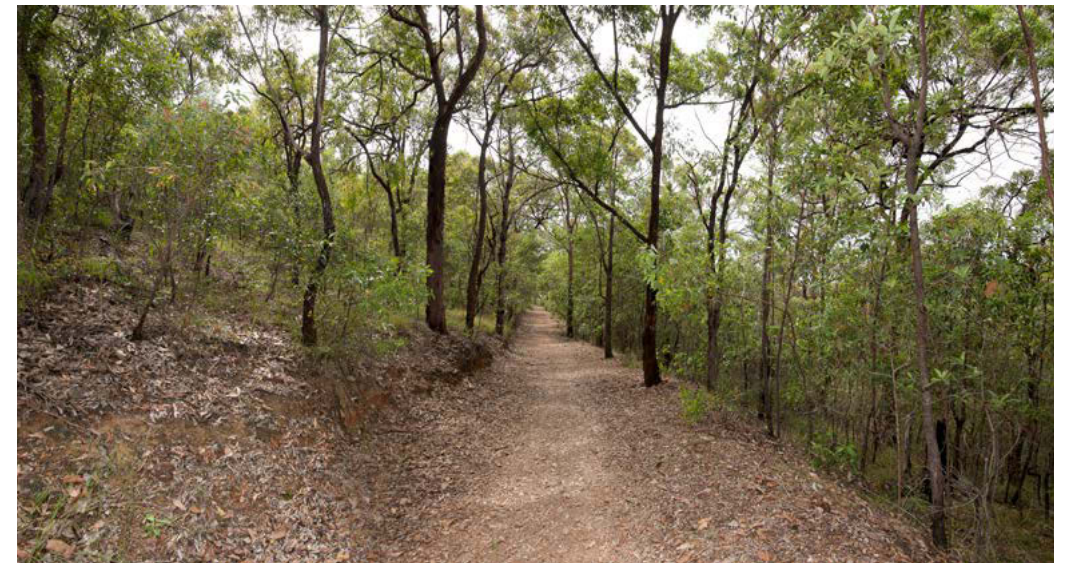


nature walks and activities

Clearview is just steps away from the Seven Hills Bushland Reserve, a sprawling 52 hectares of tranquil bushland which is a great place to enjoy bushwalking, study nature and admire breathtaking scenic views.

There are multiple access points to the walking track network in streets adjoining the reserve including Latina Avenue, Darcy Road and Richmond Road, Seven Hills.

Cycle by the river with bicycle paths readily available, take the ferry to the Brisbane CBD, or simply take the train as Clearview is conveniently close to Morningside and Norman Park train stations with the Cleveland to Shorncliffe line stopping every 15 minutes during weekdays. Right on your doorstep are popular restaurants and cafes, waterfront walking, cycling paths and much more.



townhomes & villas

With a design that has an eye on family living, Clearview Urban Village townhomes provide multiple living and entertaining zones and a perfect fusion of indoor and outdoor spaces that will allow the largest of families to enjoy

major family events, or more intimate gatherings. Clearview's meticulous styling and attention to detail have created distinctive luxury havens, appealing to busy executives, first home buyers and downsizers alike.

“ *Experience the convenience of city living with a refined urban lifestyle.* ”





Clearview Terrace, Seven Hills

SUMMARY

BODY CORPORATE
LEVY: \$44.25/Week

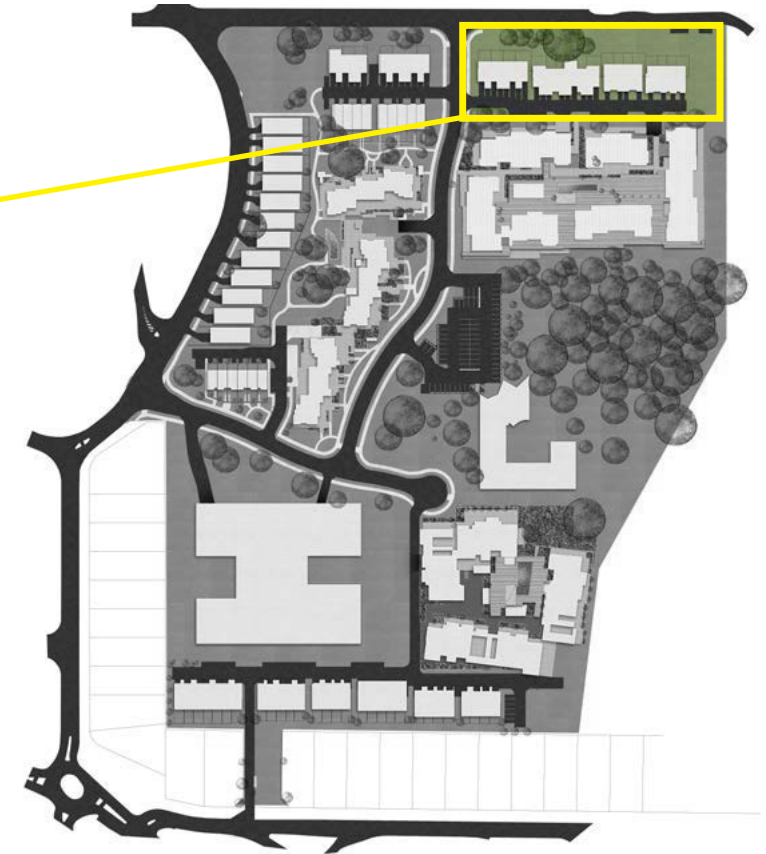
RENTALS: \$600-\$650/Week

NEARBY: Community Centre, Shopping Centres, Medical Facilities,
Public Transport, Schools, Golf Course, Childcare Centres,
Brisbane CBD

from

\$679,900

site plans



floor plans

Townhome Type A1



GROUND FLOOR

FIRST FLOOR

Living Areas

| | |
|--------------|--------------------|
| Ground Floor | 52.8m ² |
| First Floor | 74.5m ² |
| Garage | 20.8m ² |
| Porch | 1.1m ² |
| Patio | 14.6m ² |
| Balcony | 11.8m ² |

Features

- 3 Bedrooms + Study
- 2 Bathrooms + Powder Room
- Open Plan Living
- Modern Fixtures & Fittings
- Fully Fenced Courtyard

Total 175.6m²

*Images are indicative only.

*Windows on side wall apply only to end units (1, 4, 5)

floor plans

Terrace home Type B

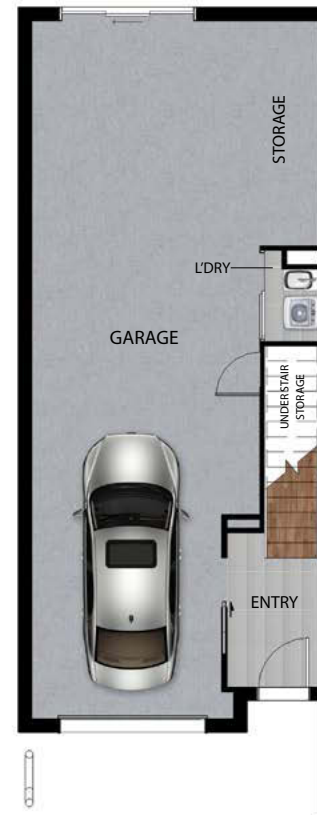


Living Areas

| | |
|--------------|---------------------------|
| Ground Floor | 10.0m ² |
| First Floor | 53.3m ² |
| Second Floor | 68.3m ² |
| Garage | 48.5m ² |
| Balconies | 21.1m ² |
| Total | 201.2m² |

Features

- 3 Bedrooms
- 2 Bathrooms + Powder Room
- Open Plan Living
- Modern Fixtures & Fittings
- Fully Fenced Courtyard



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

*Images are indicative only.

*Windows on side wall apply only to end units (8, 12, 13, 16)

floor plans

Townhome Type C



Living Areas

| | |
|--------------|--------------------|
| Ground Floor | 10.0m ² |
| First Floor | 56.0m ² |
| Second Floor | 68.5m ² |

| | |
|-----------|--------------------|
| Garage | 48.5m ² |
| Balconies | 18.1m ² |

Total 201.1m²

Features

- 3 Bedrooms + Study Nook
- 2 Bathrooms + Powder Room
- Open Plan Living
- Modern Fixtures & Fittings
- Fully Fenced Courtyard



*Images are indicative only.

*Windows on side wall apply only to end units 1 & 4.

luxury inclusions

Kitchen

| | |
|---------------------|---|
| Bench Top | Manufactured stone (square edge) top |
| Doors | Two pac with soft close hinges |
| Splash Back | Glass |
| Kitchen Sink | Stainless steel sink with mixer tapware |
| Appliances | European stainless steel multi-function oven, induction cooktop, integrated rangehood and dishwasher & built in microwave |

Bathrooms

| | |
|-----------------|---|
| Showers | Semi frameless glass shower screen with pivot action door where applicable |
| Bath | Freestanding |
| Vanities | Manufactured stone top with two pac cabinets, semi-recessed basin or similar with mixer tapware |
| Toilets | Water saving dual flush cisterns to WC's |
| Laundry | 30L slimline tub with quality taps |

Totally liveable & all backed by Heran's twelve month maintenance & six year + 3 month structural guarantee (QBCC)

Outdoor

| | |
|------------------------------------|--|
| Brick | Combination of render and face brick features |
| 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) |
| Termite Protection | Penetrations and perimeter system |
| Hot Water System | Instantaneous electric HWS |
| Courtyard | Private fully fenced |
| Clothes Line | Wall mounted |
| Amenities | Shared pool and BBQ area |
| Landscaping | Professional landscaping |
| Parking | Additional parking bays for Type A1 & A2 |
| Driveways | Concrete driveways (exposed) or pavers |

Indoor

| | |
|-------------------------|--|
| Air-Conditioning | Ducted throughout |
| Ceiling Fans | To all bedrooms |
| Electrical | Telephone & TV points, earth leakage safety switch, smoke detectors and generous amount of lighting and power points, LED strip lights to kitchen and bathrooms. |
| Insulation | Minimum R2.5 ceiling batts |
| Paint | Washable paint to walls |
| Doors | Modern flush panel with stylish door furniture |
| Robes | Mirror sliding doors with built-in cabinetry |
| Stairs | Stained timber with stainless steel wire or glass balustrade |
| Blinds | Venetians and roller blinds throughout |
| Flooring | Porcelain tiles, timber & carpet |

*PLEASE NOTE: Proposed 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 from June 2017.

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 States' most well respected builders.

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

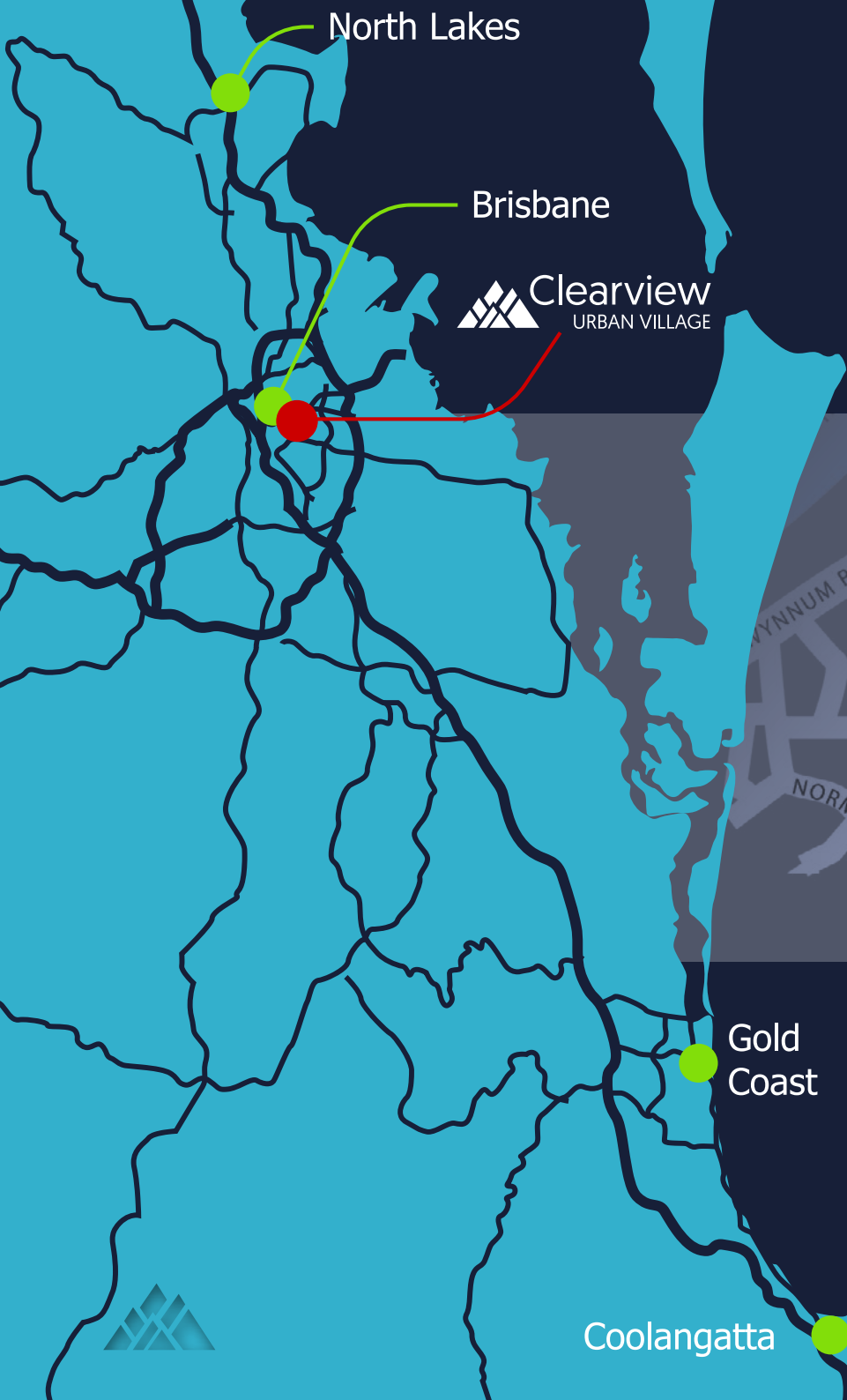
The family business now offer a wide range of townhomes, homes and apartments all over Queensland.



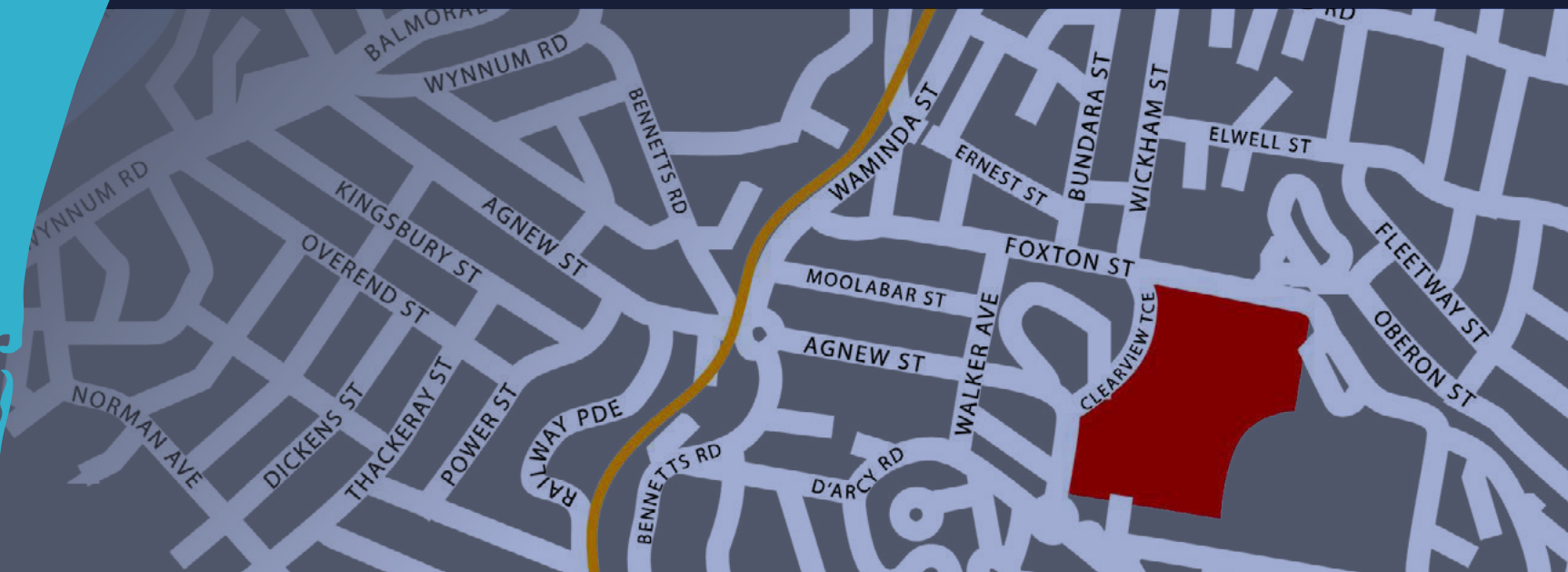
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Built in the same superior standards synonymous with Heran Building Group, Clearview Urban Village is the latest development in the vibrant suburb of Seven Hills.



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