



RHODES PARK

54 Mt Cotton Road, Capalaba



A LUXURY TOWNHOME EXPERIENCE

Rhodes Park has been designed to provide a sense of privacy and community nestled amongst an abundance of landscaped space sprawling over 1.4 hectares. Meticulously planned to enhance community living with a mix of urban and Bayside lifestyles, the seamless architecture has been designed for residents to enjoy their own private spaces or to indulge in the various entertainment and recreation spaces.





EXPERIENCE A WELCOMING CHARM

Oriented to enjoy the benefits of north to south living, this collection of townhomes has been designed to maximise natural light and encourage natural flow of air for comfortable ambient living.

Offering varying floor plan designs with single or double car garaging, these three and four bedroom townhomes all have two bathrooms to ensure your home is designed to cater for all your family and entertaining needs.



KITCHEN / LIVING

Quality textures and soft neutral tones create a refined sophistication, from the rich softness of the carpet to the custom-made joinery. Select finishes, discreet storage solutions and understated colours create a contemporary canvas for your own personal style preferences.

Manicured garden settings frame the views from the kitchen, which features quality reconstituted stone bench tops, high-gloss cabinetry with ample storage, and stainless steel appliances.

Bathrooms have been designed for an abundance of natural light to create comfort in your home. Contemporary finishes have been embraced to enhance the natural features of the surrounds

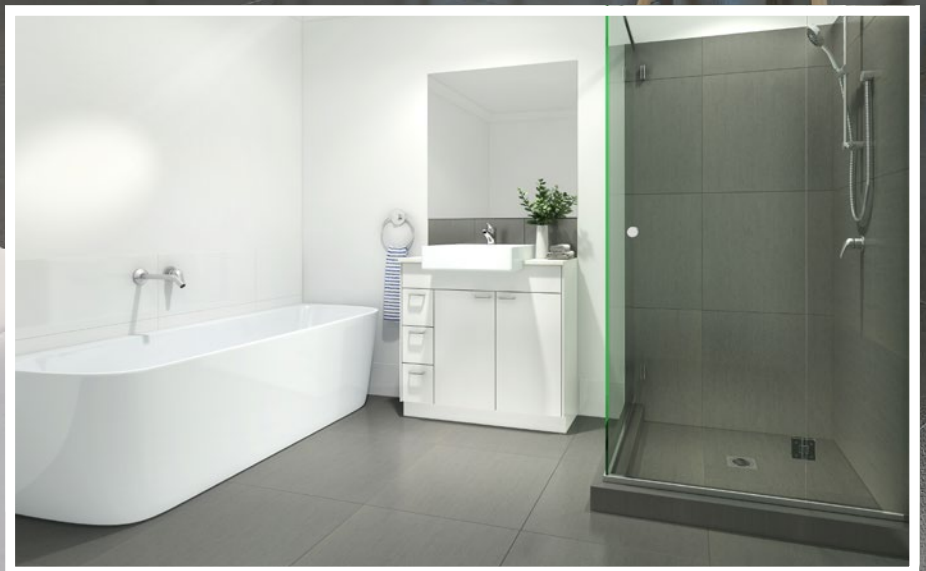


SUMMARY

BODY CORPORATE LEVY FROM: \$34.50 / WEEK

RENTAL RETURN: \$400-\$510 / WEEK

FROM: \$399,900





INSPIRING INTERIORS

INTERNAL FEATURES:

AIR-CONDITIONING TO MAIN LIVING AREA AND MASTER BEDROOM | CEILING FANS IN ALL BEDROOMS | ELECTRICAL: TELEPHONE, TV POINT ETC, EARTH LEAKAGE SAFETY SWITCH, SMOKE DETECTORS AND GENEROUS AMOUNT OF 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: CARPETED, ALUMINIUM BALUSTRADE AND TIMBER RAILS | BLINDS: VENETIANS & ROLLER BLINDS THROUGHOUT | FLOORING: PORCELAIN TILES & CARPET | KITCHEN: BENCH TOP: MANUFACTURED STONE (SQUARE EDGE) TOP, DOORS: LAMINATE SPLASH BACK: COLOURED GLASS, KITCHEN SINK: STAINLESS STEEL SINK WITH MIXER TAPWARE, APPLIANCES: EUROPEAN STAINLESS STEEL MULTIFUNCTION OVEN, COOKTOP, RANGEHOOD AND STAINLESS STEEL DISHWASHER OR SIMILAR | BATHROOM & LAUNDRY: SHOWERS: SEMI-FRAMELESS GLASS SHOWER WITH PIVOT ACTION DOOR BATH: ACRYLIC OR SIMILAR 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.

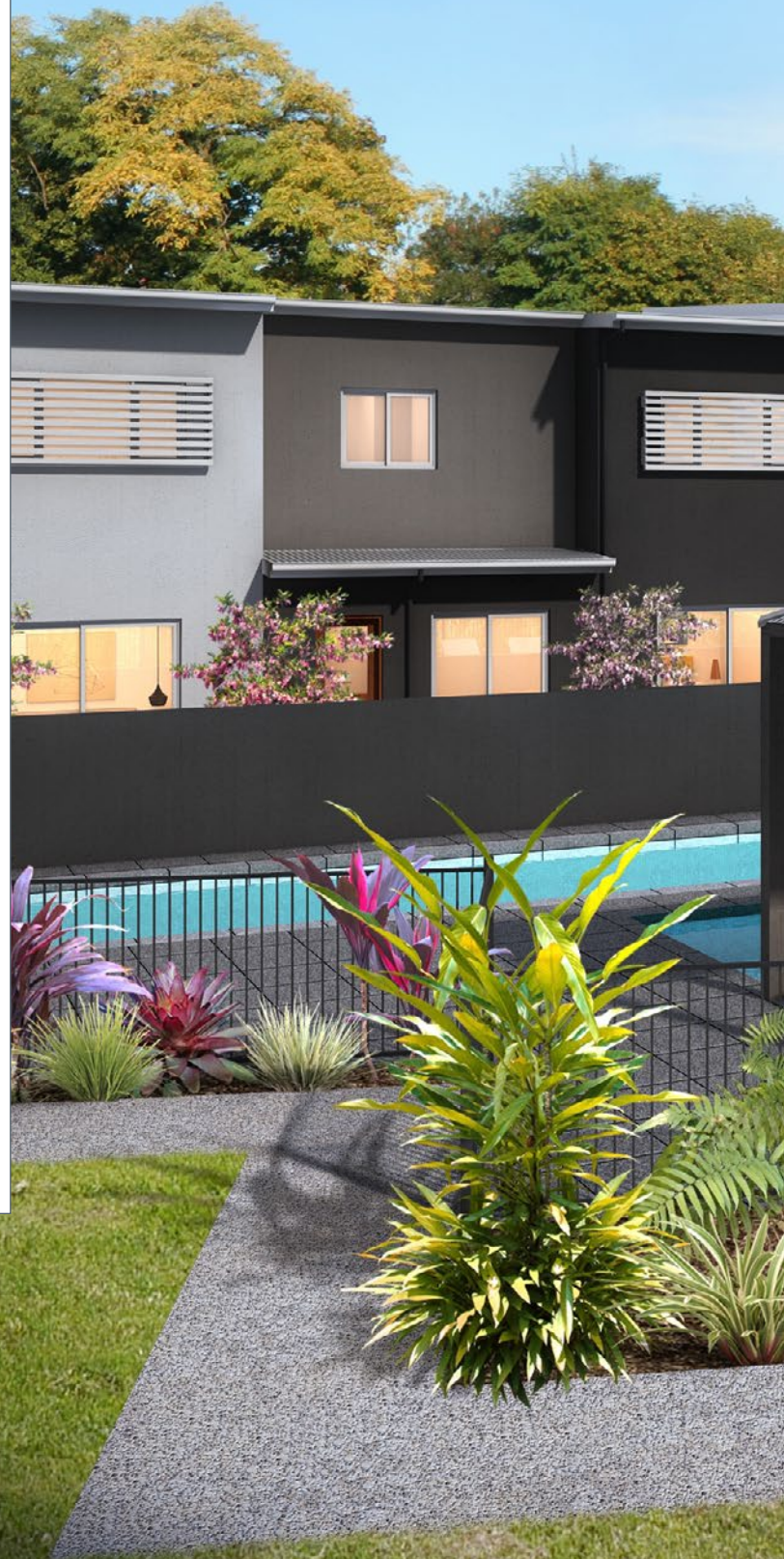
STYLE AND CHARISMA

EXTERNAL FEATURES:

BRICK - RENDERED AND/OR
FACE BRICK EXTERNAL FINISH
| ROOF - COLORBOND SHEETING OR CONCRETE
TILED ROOFING | FRAMING - PINE FRAME
& ROOF TRUSSES | GARAGE - COLORBOND
SECTIONAL OVERHEAD DOOR WITH REMOTE
CONTROL UNIT | WINDOWS & SLIDING
DOORS - POWDER COATED ALUMINIUM WITH
BARRIER SCREENS (DOWNSTAIRS ONLY) |
TERMITE PROTECTION - PENETRATIONS &
PERIMETER SYSTEM | HOT WATER SYSTEM
- ELECTRIC STORAGE UNIT | COURTYARD -
PRIVATE FULLY FENCED | CLOTHESLINE - 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
- CONCRETE & ASPHALT | TELEVISION
ANTENNA

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

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 June 2019.



ATTRACTIVE AMENITIES

Rhodes Park is designed as a green living oasis. The Rhodes lifestyle offers access to first class facilities right outside your front door. Start the day with a morning swim or a stroll among the landscaped grounds.



Entertainment has never been easier with a beautiful pool designed to allow for both recreation and fitness needs. The paving and landscaped surrounds provide for relaxation and a poolside gazebo is a tranquil space to interact with the surrounds. The BBQ area is undercover with stylish concrete furniture to allow for all weather use.

This dynamic community has been designed to provide maximum connectivity to surrounding street networks, footpaths and bikeways



- creating easy access to surrounding leisure options and ensuring residents can fully experience the amazing selection of recreation and employment options in ever-growing Capalaba.



TREASURES OF THE EAST

Ideally positioned, Rhodes is at the nexus of transport, retail, recreation and employment in Brisbane's south-east. Situated a short distance from Cleveland, the gateway to North Stradbroke Island, Capalaba is also just a 30 minute commute from the Brisbane CBD and is ideally positioned to get you where you need to go.



Rhodes is right across the road from the Capalaba shopping precinct and is within easy walking distance of schools, services and public transport - with a major transport hub, the bus interchange, located at Capalaba Central just 500 metres away.

In the surrounding suburbs, you can take in the award-winning winery Sirromet at Mount Cotton, shop at Westfield Carindale, stock up at the weekend fresh food markets at the Sleeman Sports Centre or experience Cleveland's relaxed waterside dining and Sunday markets. Rhodes is ideally

located to fully experience the ultimate South East Queensland lifestyle.

Developed to take into account the priorities of the SEQ Regional Plan, Rhodes is sited to maximise the integration with surrounding transport systems. This facility not only benefits Rhodes residents with the convenience of transport almost on their doorstep, but contributes to ongoing regional development by lessening congestion, emissions and increasing transport system efficiencies.



IN THE HEART
OF CAPALABA



SUNSHINE COAST

BRISBANE AIRPORT

PORT OF BRISBANE

MANLY

ROYAL QLD YACHT SQUADRON

HOWESTON GOLF COURSE

SIRROMET WINERY

REDLANDS HOSPITAL



S I T E P L A N

MOR



ETON BAY ROAD



ASHMORE MODERN

UNITS 27 - 34, 42, 43



LIVING AREAS:

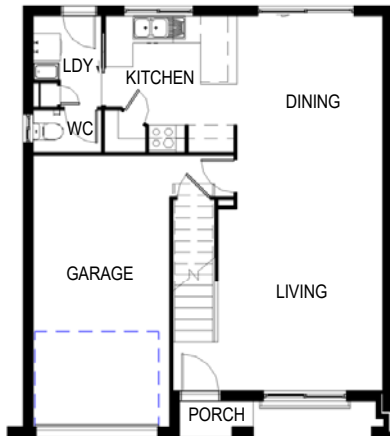
GROUND FLOOR: 51.0m²

FIRST FLOOR: 62.3m²

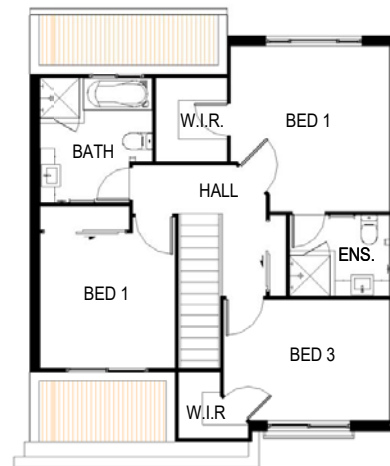
GARAGE: 21.1m²

PORCH: 1.3m²

TOTAL LIVING: 135.7m²



GROUND FLOOR PLAN



FIRST FLOOR PLAN

This is an indicative representation, actual colours, facade and floor plans may differ or be the reverse from shown. End units may have additional windows.
Unit 42 ground floor courtyard sliding door is to the side of the dwelling.

GARDNER VOGUE A

UNIS 8 - 13



LIVING AREAS:

GROUND FLOOR: 12.5m²

FIRST FLOOR: 52.0m²

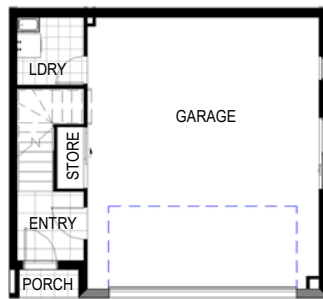
SECOND FLOOR: 58.3m²

GARAGE: 45.1m²

PORCH: 1.2m²

BALCONY: 6.5m²

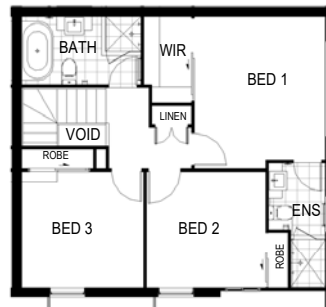
TOTAL LIVING: 175.6m²



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

This is an indicative representation, actual colours, facade and floor plans may differ or be the reverse from shown. End units may have additional windows.

GARDNER VOGUE A1

UNIT 19



LIVING AREAS:

GROUND FLOOR: 12.8m²

FIRST FLOOR: 52.0m²

SECOND FLOOR: 57.8m²

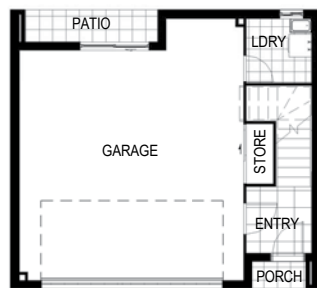
GARAGE: 41.8m²

PORCH: 1.1m²

PATIO: 3.0m²

BALCONY: 6.2m²

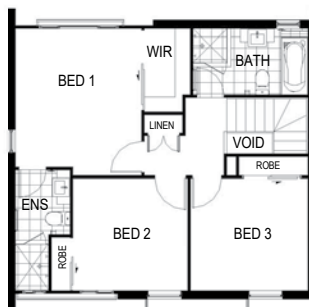
TOTAL LIVING: 174.7m²



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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GARDNER VOGUE B

UNITS 16, 17, 18 & 20



LIVING AREAS:

GROUND FLOOR: 12.8m²

FIRST FLOOR: 52.1m²

SECOND FLOOR: 57.8m²

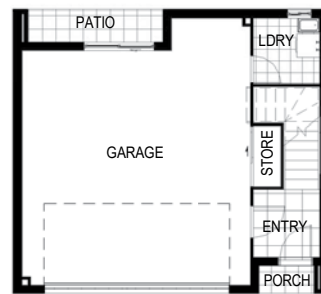
GARAGE: 41.8m²

PORCH: 1.1m²

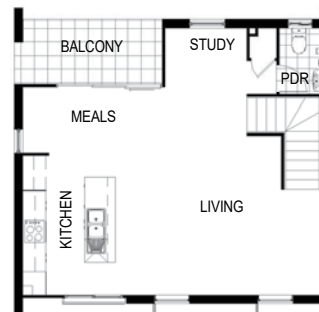
PATIO: 3.0m²

BALCONY: 6.3m²

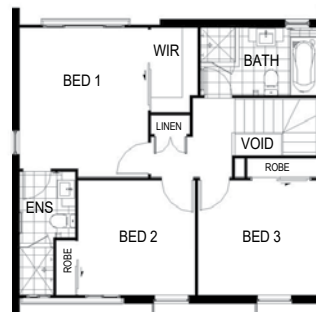
TOTAL LIVING: 174.9m²



GROUND FLOOR PLAN



FIRST FLOOR PLAN

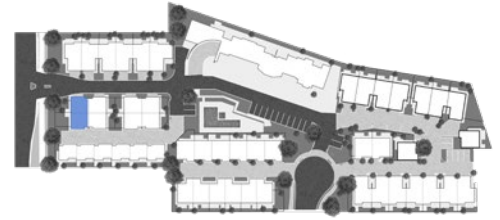


SECOND FLOOR PLAN

This is an indicative representation, actual colours, facade and floor plans may differ or be the reverse from shown. End units may have additional windows.

GARDNER VOGUE C

UNITS 7 & 14

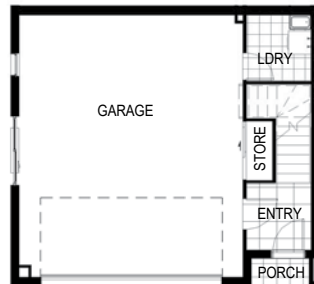


LIVING AREAS:

GROUND FLOOR: 12.5m²
 FIRST FLOOR: 52.0m²
 SECOND FLOOR: 58.3m²

GARAGE: 45.1m²
 PORCH: 1.2m²
 BALCONY: 9.7m²

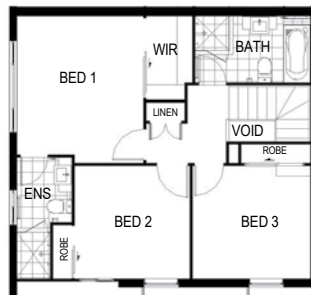
TOTAL LIVING: 178.8m²



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

This is an indicative representation, actual colours, facade and floor plans may differ or be the reverse from shown. End units may have additional windows.

GARDNER VOGUE D

UNIT 15



LIVING AREAS:

GROUND FLOOR: 13.4m²

FIRST FLOOR: 52.5m²

SECOND FLOOR: 58.5m²

GARAGE: 41.8m²

PORCH: 1.3m²

PATIO: 3.0m²

BALCONY(S): 9.1m²

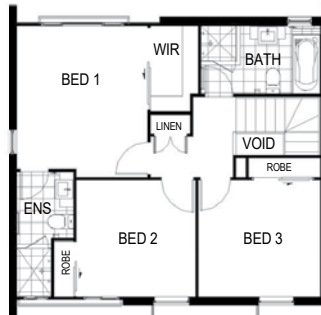
TOTAL LIVING: 179.6m²



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

This is an indicative representation, actual colours, facade and floor plans may differ or be the reverse from shown. End units may have additional windows.

MONTEREY MODERN

UNITS 21 - 26



LIVING AREAS:

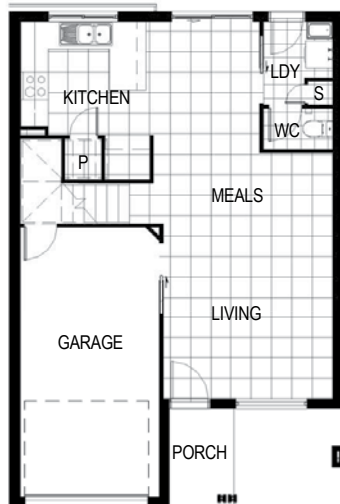
GROUND FLOOR: 50.5 m²

FIRST FLOOR: 66m²

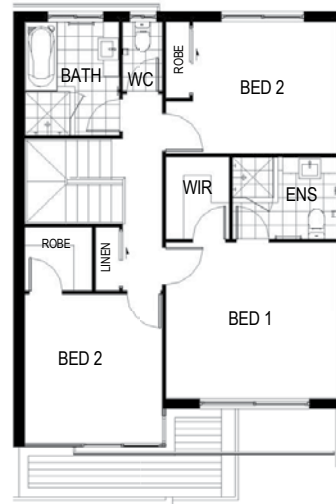
GARAGE: 20.1m²

PORCH: 3.1m²

TOTAL LIVING: 137.0m²



GROUND FLOOR PLAN

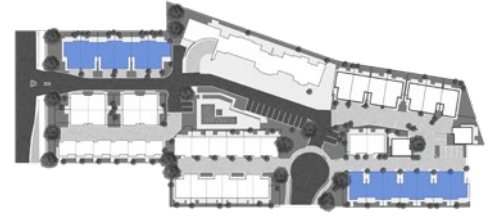


FIRST FLOOR PLAN

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NORTHPORT MODERN

UNITS 1-6 | 35-41



LIVING AREAS:

GROUND FLOOR: 48.6m²

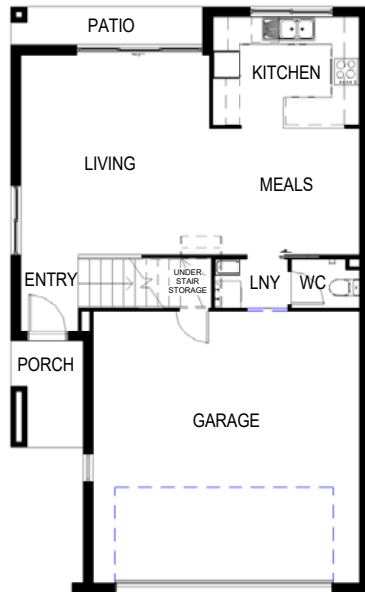
FIRST FLOOR: 66.1m²

GARAGE: 38.6m²

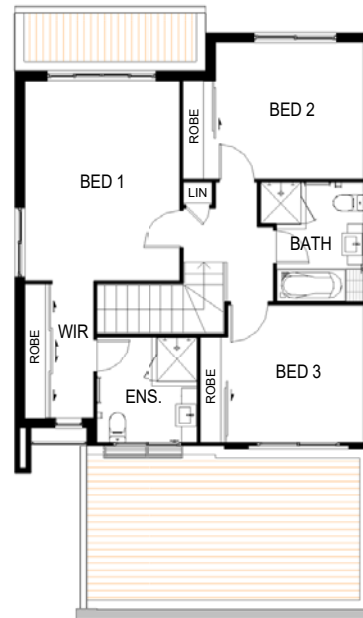
PORCH: 3.3m²

PATIO: 3.4m²

TOTAL LIVING: 160.0m²



GROUND FLOOR PLAN

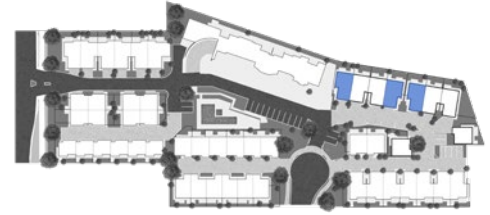


FIRST FLOOR PLAN

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EASTPORT MODERN A

UNITS 46, 47, 50



LIVING AREAS:

GROUND FLOOR: 51.2m²

FIRST FLOOR: 78.6m²

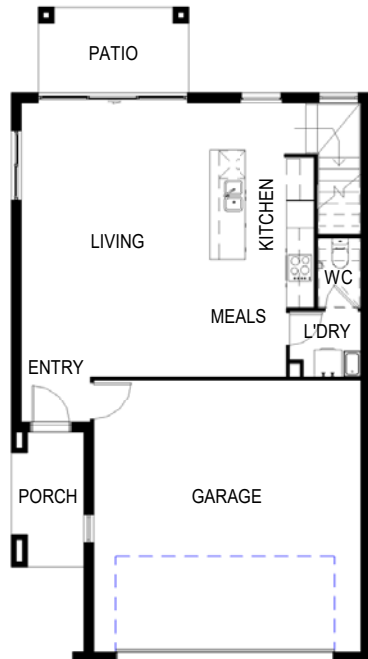
GARAGE: 38.4m²

PORCH: 4.7m²

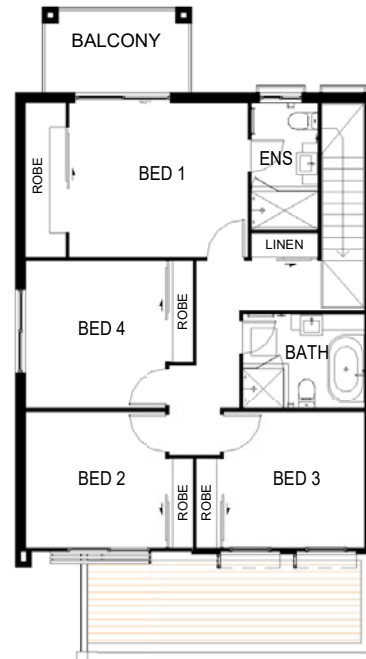
PATIO: 6.3m²

BALCONY: 6.3m²

TOTAL LIVING: 185.5m²



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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EASTPORT MODERN B

UNITS 44, 45, 48, 49



LIVING AREAS:

GROUND FLOOR: 50.5m²

FIRST FLOOR: 77.6m²

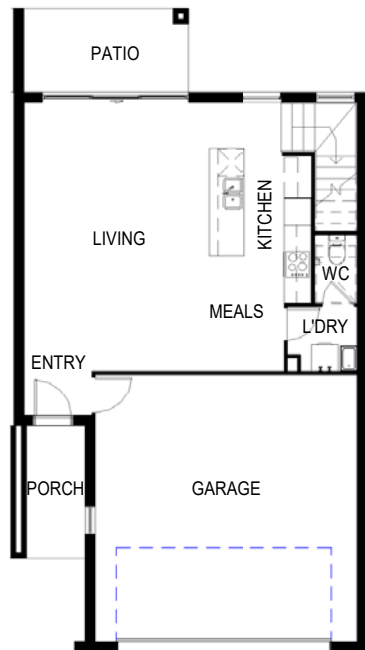
GARAGE: 38.4m²

PORCH: 4.4m²

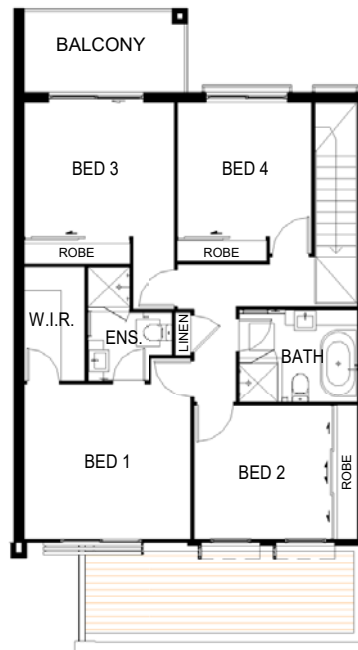
PATIO: 7.2m²

BALCONY: 7.2m²

TOTAL LIVING: 185.3m²



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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A Heran Building Group Development

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 Building Group PTY LTD

301/50 Marine Parade
Southport QLD

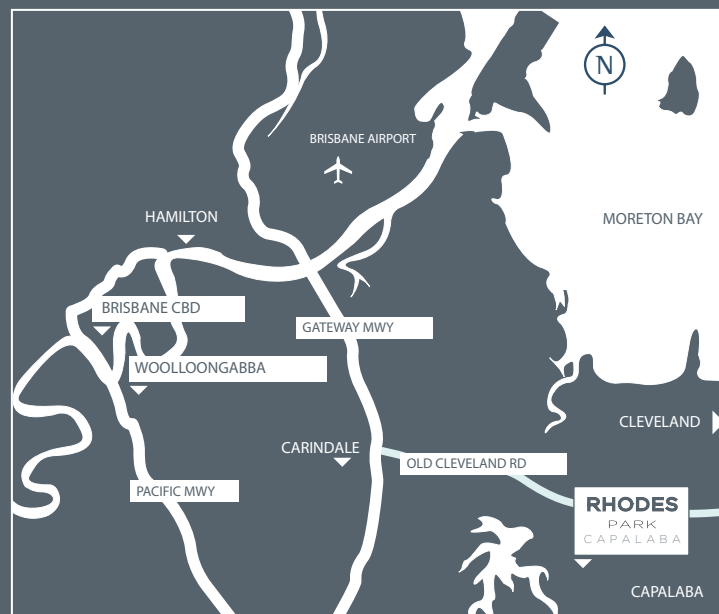
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CAPALABA



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