



clearview urban village

Vivace Apartments II



all images are indicative





SUNSHINE COAST 80 MINS

QUT

SUNCORP STADIUM

BRISBANE AIRPORT

DOOMBEN RACE COURSE

PORT OF BRISBANE



 Clearview
URBAN VILLAGE

BRISBANE

BRISBANE CBD

M1 GATEWAY BRIDGE

WYNNUM GOLF CLUB

GOLD COAST 60 MINS →

CULTURAL PRECINCT

SOUTHBANK

RIVERSTAGE

SEVEN HILLS STATE SCHOOL

SEVEN HILLS BUSHLAND RESERVE

QUT

 Clearview
URBAN VILLAGE

MATER HOSPITAL
BRISBANE

GABBA STADIUM



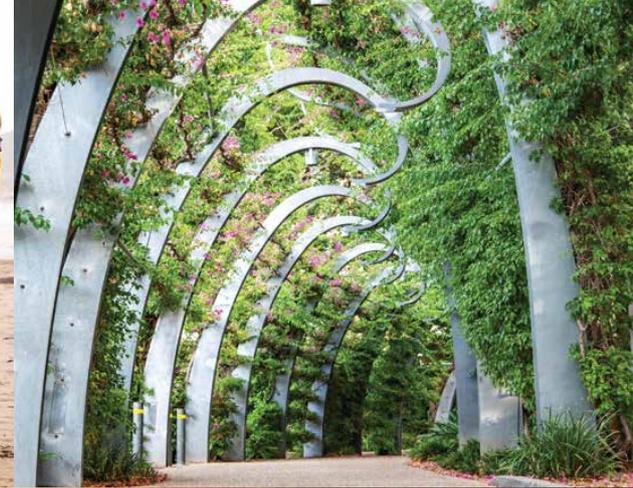


nearby

Clearview is just steps away from the Seven Hills Bushland Reserve, a sprawling 50 hectares of tranquil bushland which is a great place to enjoy bushwalking, study nature and admire breath taking 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 Brisbane 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.

Vivace apartments is conveniently located within close proximity to Brisbane CBD, South bank, West End and Fortitude Valley, areas well known for their abundance of shopping precincts and dining options, whether it be local or international cuisine, fine dining or street markets, you will be spoilt for choice. Brisbane is a mecca for cultural activities and you will be able to immerse yourself in all Southbank has to offer, be it performances at the Riverstage or the Queensland Performing Arts Centre or exhibitions at one of the museums or art galleries. If sporting activities is more your thing then any steadfast sports fan will enjoy being close to both Suncorp Stadium and the Gabba.



designed for lifestyle





all images are indicative



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elegant design

The building design consumes the East/West orientation, providing large balconies and vertical screens for privacy and shading. The architecture is contemporary with a natural colour palette; timber features juxtaposed to stone among elements within a landscaped environment. The spacious site contrasts to the high density solutions of the inner city.



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facilities

Clearview Urban Village Apartments feature luxury facilities including a swimming pool, barbeque, fully equipped gym, sauna, steam room and communal lounge*. Residents enjoy secure underground parking and ample visitor parking.

* Communal Lounge is within Stage 2

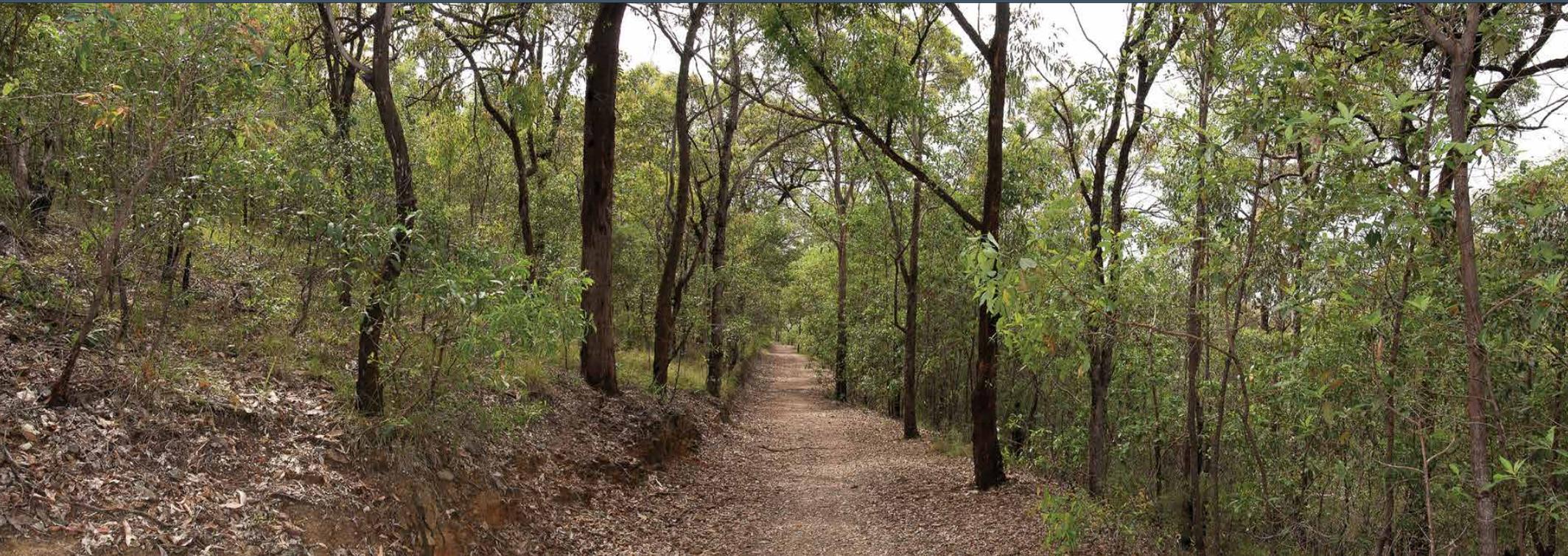
seven hills

Seven Hills is a highly sought-after suburb for buyers with it receiving significantly more than the average visits of other properties listed for sale on realestate.com 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.

Clearview Urban Village is within close proximity to numerous private schools and universities, including Anglican Church Grammar School, Saint Thomas Catholic Primary School, Somerville House, Queensland University of Technology (QUT) and University of Queensland (UQ).



apartment summary

Owner and Investor Expectation

Selling From **\$ 529,000**

Body Corporate
Levy From **\$ 63.14 / Week**

Rentals From **\$ 500-685 / Week**

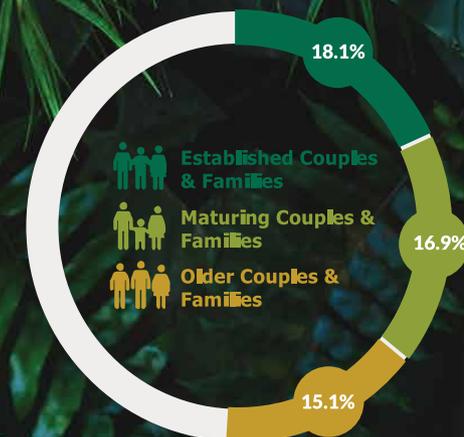
Nearby

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

Average of
Queensland



Seven
Hills

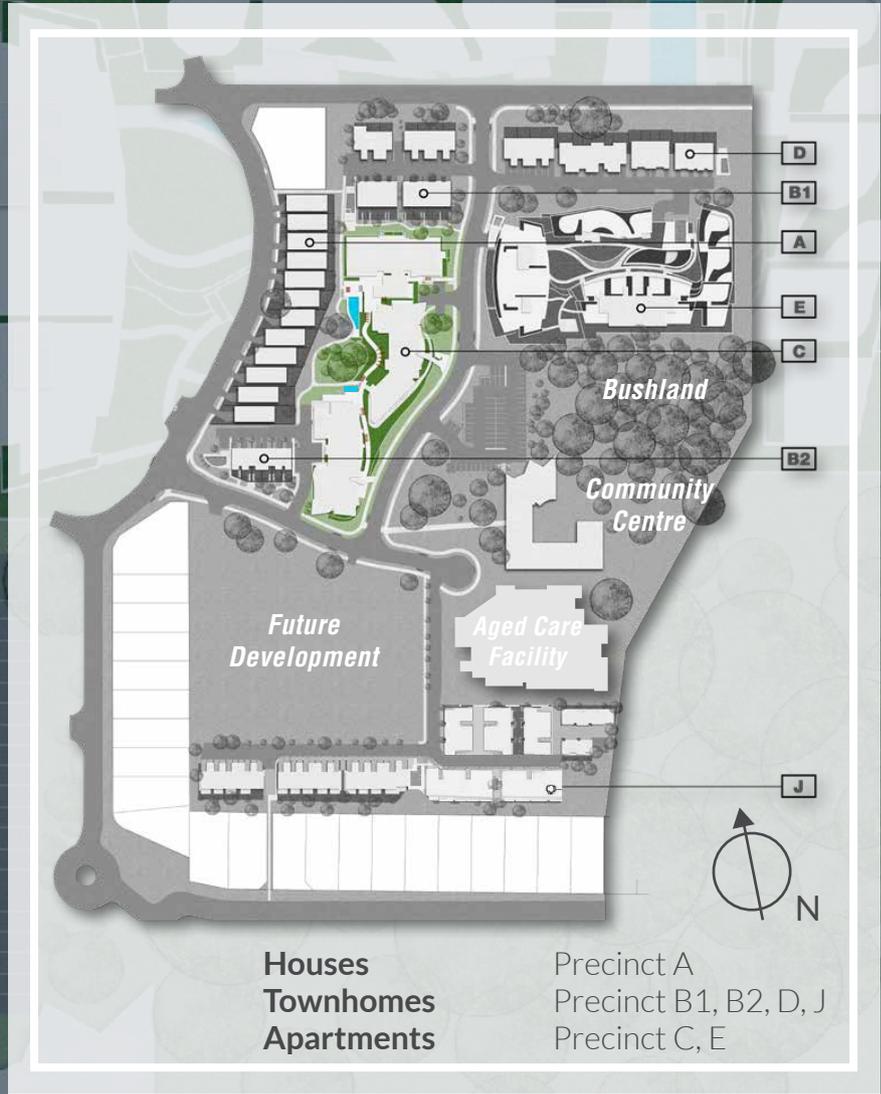


This data was collected from the average property sales price within a 12 month period. Data supplied by realestate.com.au Correct at time of printing.

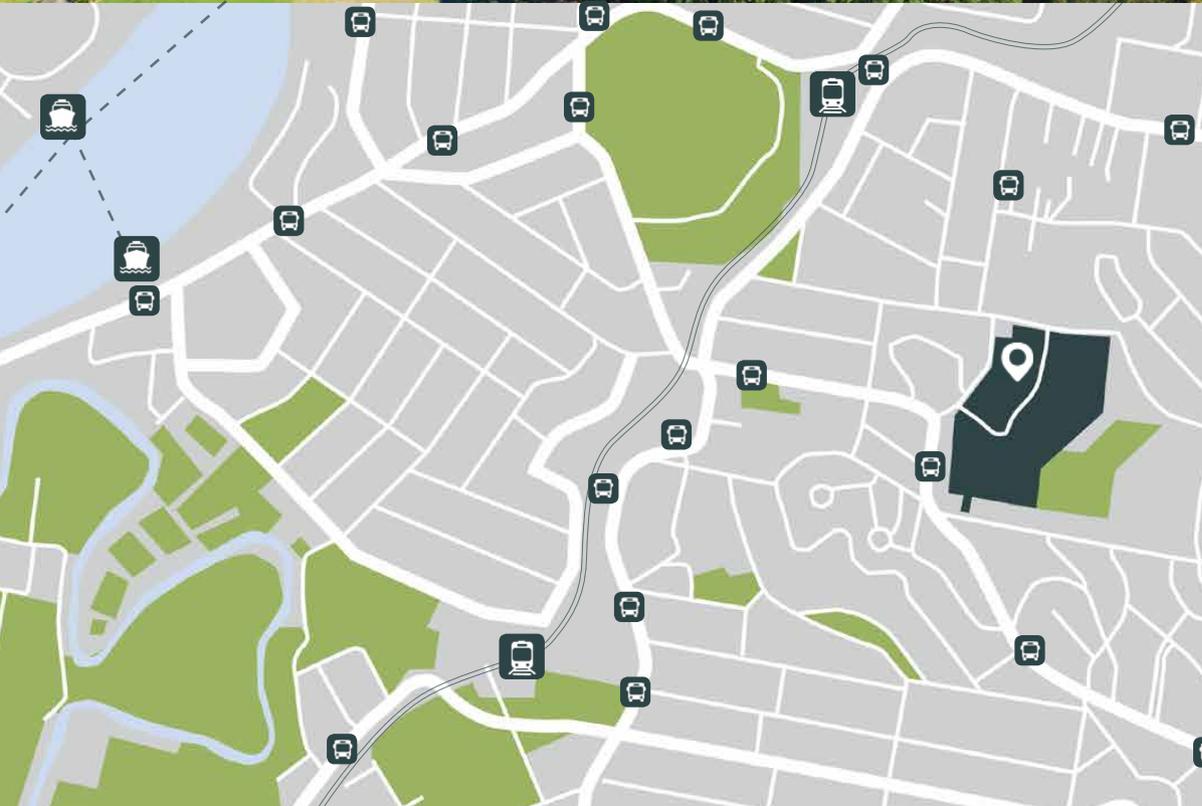


site map

Clearview Urban Village



Vivace Apartments



Approximate drive time

Brisbane CBD	12 mins
Princess Alexandra Hospital	13 mins
University of Queensland	24 mins
Somerville House	11 mins
Anglican Church Grammar School	6 mins
Seven Hills State School	1 min
Brisbane Airport	16 mins
Morningside Train Station	3 mins
Norman Park Train Station	3 mins
Norman Park Ferry Terminal	4 mins
Seven Hills Bushland Reserve	4 mins
Gold Coast	60 mins
Sunshine Coast	80 mins

type 1 & 2

3 bedroom | 2 bathroom

Luxurious interiors and spacious open plan living boasting master bedroom with ensuite, modern galley styled kitchen, 2 large balconies and planter.

*Actual floorplan may differ slightly, refer to sales plans.

L2-5 SOUTH DESIGNS

No. 221,*222, 231, 232

241, 242, 251, 252

Internal :	112 m ²
Balcony :	20 m ²
<hr/>	
Total :	*132 m ²



Level 1 - 4 typical Type 1 shown



*Typical smallest areas shown. Images are indicative only. 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 as at November 2021.

Level 1 - 4 typical Type 3 shown



type 3

3 bedroom | 2 bathroom

Luxurious interiors and spacious open plan living boasting master bedroom with ensuite, modern galley styled kitchen, 1 large balcony and planter.

*Actual floorplan may differ slightly, refer to sales plans.

L2-5 EAST DESIGNS

No. 223, 233, 243, 253

Internal :	111 m ²
Balcony :	16 m ²
Total :	127 m ²



*Typical smallest areas shown. Images are indicative only. 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 as at November 2021.

type 4 & 5

2 bedroom | 2 bathroom

Luxurious interiors and spacious open plan living boasting master bedroom with ensuite, modern galley styled kitchen and a huge balcony.

*Actual floorplan may differ slightly, refer to sales plans.

L2-5 EAST DESIGNS

No. 224, *225, 234, 235,
244, 245, 254, 255

Internal :	92 m ²
Balcony :	13 m ²
Total :	*105 m ²

Type 5 with balconies of 13m² including planters



Level 1 - 4 typical Type 4 shown



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Level 1 - 4 typical Type 6 shown



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type 6

4 bedroom | 2.5 bathroom

Luxurious interiors and spacious open plan living boasting master bedroom with ensuite, modern galley styled kitchen and a huge balcony.

*Actual floorplan may differ slightly, refer to sales plans.

L2-5 NORTH DESIGNS

No. 226, 236, 246, 256

Internal :	135 m ²
Balcony :	29 m ²
Total :	164 m ²



type 7

1 bedroom | 1.5 bathroom

Luxurious interiors and spacious open plan living boasting master bedroom with ensuite, modern galley styled kitchen and a large balcony.

*Actual floorplan may differ slightly, refer to sales plans.

L2-5 WEST DESIGNS

No. 227, *237, 247, 257

Internal :	65 m ²
Balcony :	*11 m ²
<hr/>	
Total :	*76 m ²

No. 227 has an extra West balcony of 30 m²



Level 1 - 4 typical Type 7 shown



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all images are indicative

type 1 & 2 (ground level)

3 bedroom | 2 bathroom

Luxurious interiors and spacious open plan living boasting master bedroom with ensuite, modern galley styled kitchen, large terrace and planter.

*Actual floorplan may differ slightly, refer to sales plans.

GL SOUTH DESIGNS

No. *211, 212

Internal :	112 m ²
Terrace :	51 m ²
Total :	*163 m ²



Ground Level - 211 shown



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Ground Level - 213 shown



type 3 (ground level)

3 bedroom | 2 bathroom

Luxurious interiors and spacious open plan living boasting master bedroom with ensuite, modern galley styled kitchen, large terrace and planter.

*Actual floorplan may differ slightly, refer to sales plans.

GL EAST DESIGN

No. 213

Internal :	111 m ²
Terrace :	40 m ²
Total :	151 m ²

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Ground Level - 216 shown



type 6 (ground level)

4 bedroom | 2.5 bathroom

Luxurious interiors and spacious open plan living boasting master bedroom with ensuite, modern galley styled kitchen and a huge wrapped terrace.

*Actual floorplan may differ slightly, refer to sales plans.

GL NORTH DESIGN

No. 216

Internal :	135 m ²
Terrace :	46 m ²
Total :	181 m ²



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luxury inclusions



General External Features

BBQ area, Gym, Sauna and Steam room, Amenities block, Communal lounge, Outdoor swimming pool, Lush landscaping with night lighting

Common Area Features

Vitrified porcelain floor tile, Commercial glass entry door, Glass balustrade

Internal Features

Ducted Air-conditioning, Cable TV and internet access (wiring only), Intercom system, Telephone points, Quality carpets and tiles, Washable paint to all walls, Roller blinds throughout, or similar, Shelves and hanging rails to wardrobes, Quality internal and external door furniture

Bedrooms

Durable carpet, Built-in wardrobes with mirrored sliding doors as applicable or walk in robe



	Light Scheme	Mid Scheme	Dark Scheme
Benchtops			
Flooring			
Cabinetry			
Tiling			
Carpet			

Kitchen + Living

Premium joinery, Engineered stone bench tops, Engineered glass splash back, Ample pantry space, Island bench or gallery kitchen designs, Integrated Dishwasher, Stainless steel kitchen sink with mixer tap, Stainless steel European appliances, Electric under bench oven, Gas cooktop, Rangehood, Engineered Timber Flooring, Quality door handles, Blinds

Bathroom + Ensuite

Full height wall tiling, Towel rail, Toilet roll holder, Robe hook, Frameless glass shower screen, Fully adjustable shower heads, Freestanding bathtub, Undermount basin with engineered stone vanity unit, Quality mixer tapware, Polished edge frameless mirror wall cabinet, Privacy locks to all bathrooms and WC's, Dual flush in wall cisterns.

Laundry

Walls: Paint finish with tiled splashback, Clothes dryer, Stainless steel laundry tub

Security Features

Intercom system to each apartment

**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 as at October 2021.*



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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www.heran.com.au

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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