

clearview urban village



*luxury villas & townhomes
south precinct*



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clearviewurbanvillage.com.au

clearview urban village

seven hills, brisbane





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south precinct

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LUXURY VILLAS + Townhomes

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explore seven hills

live, play, eat, drink

RESTAURANTS & BARS

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

CAFES

05. The Rabbit Hole
06. The Blue Poppy Cafe
07. Thynne Road Deli & Cafe
08. Jacu Espresso

STORES

09. Woolworths Cannon Hill
10. Bunnings
11. Kmart
12. Westfield Carindale

PUBLIC TRANSPORT

13. Morningside Station
14. Carindale Park + Ride

RECREATION, SPORTS, ARTS & CULTURE

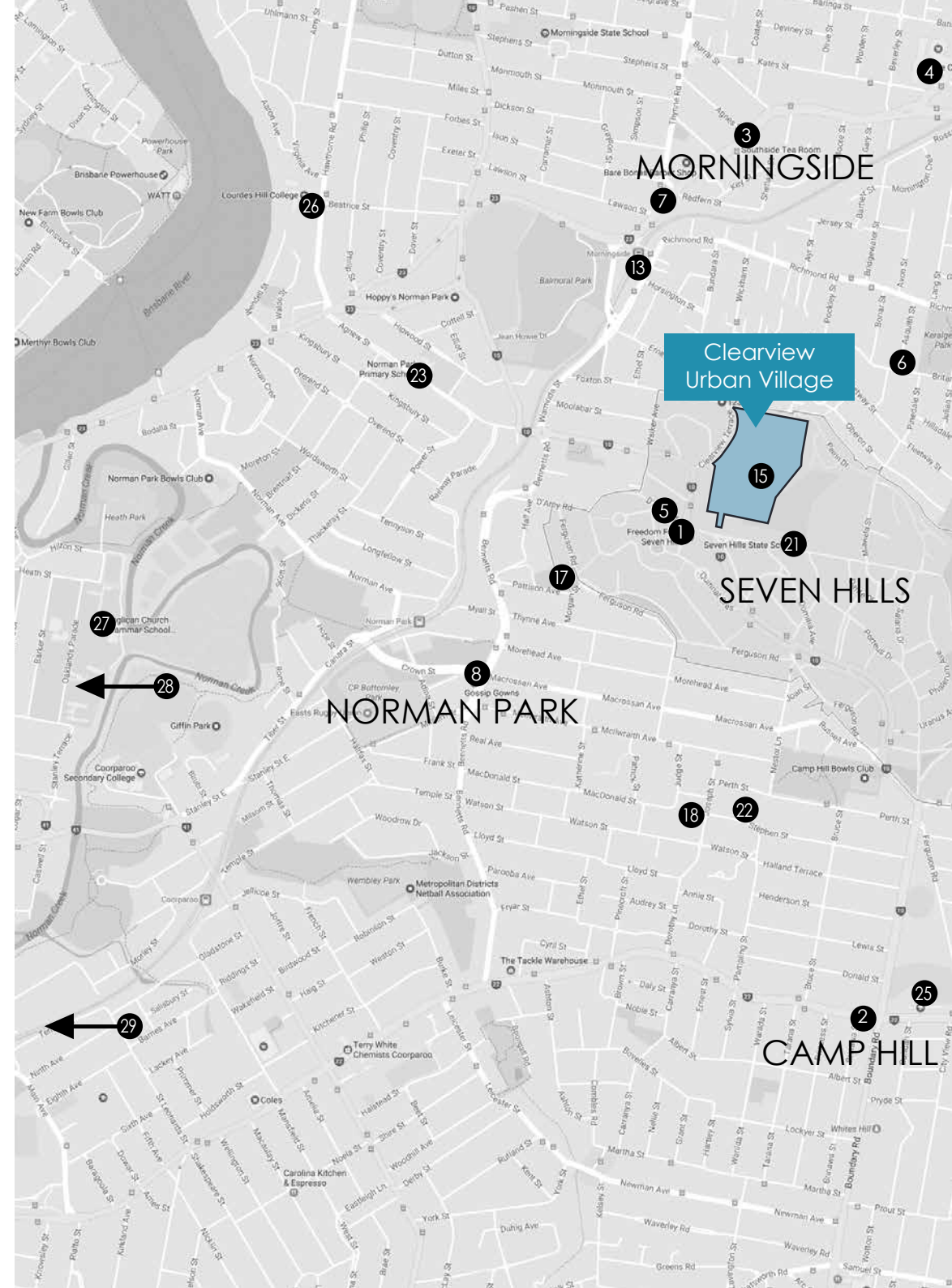
15. Villanova Players Theatre
16. Seven Hills Bushland Reserve
17. Pattison Avenue Park
18. Susan Trimble Art
19. Clem Jones Sports Centre

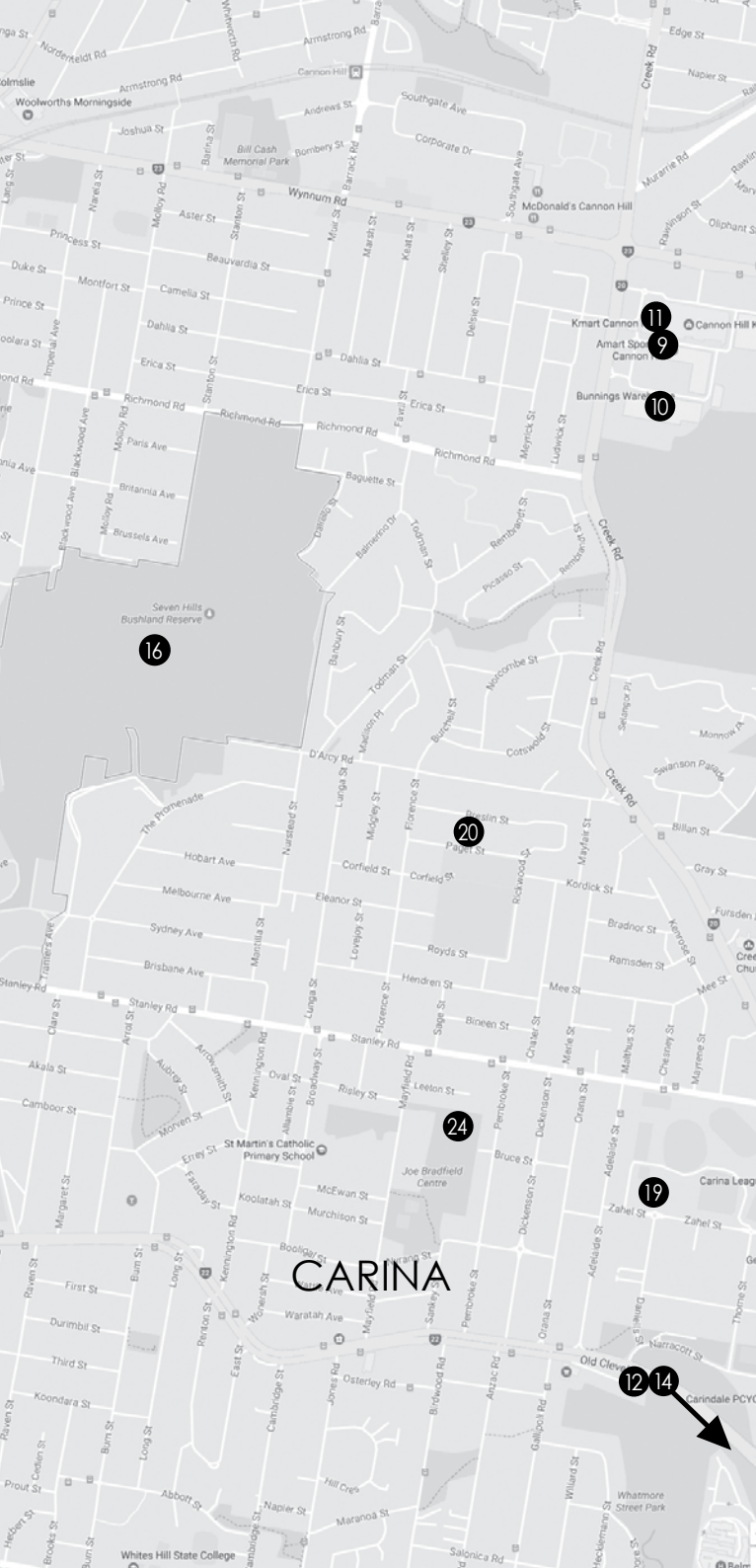
EDUCATION

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

HOSPITALS

28. Mater Hospital
29. Princess Alexandra Hospital





south precinct - summary

from

\$699,900

BODY CORPORATE LEVY:

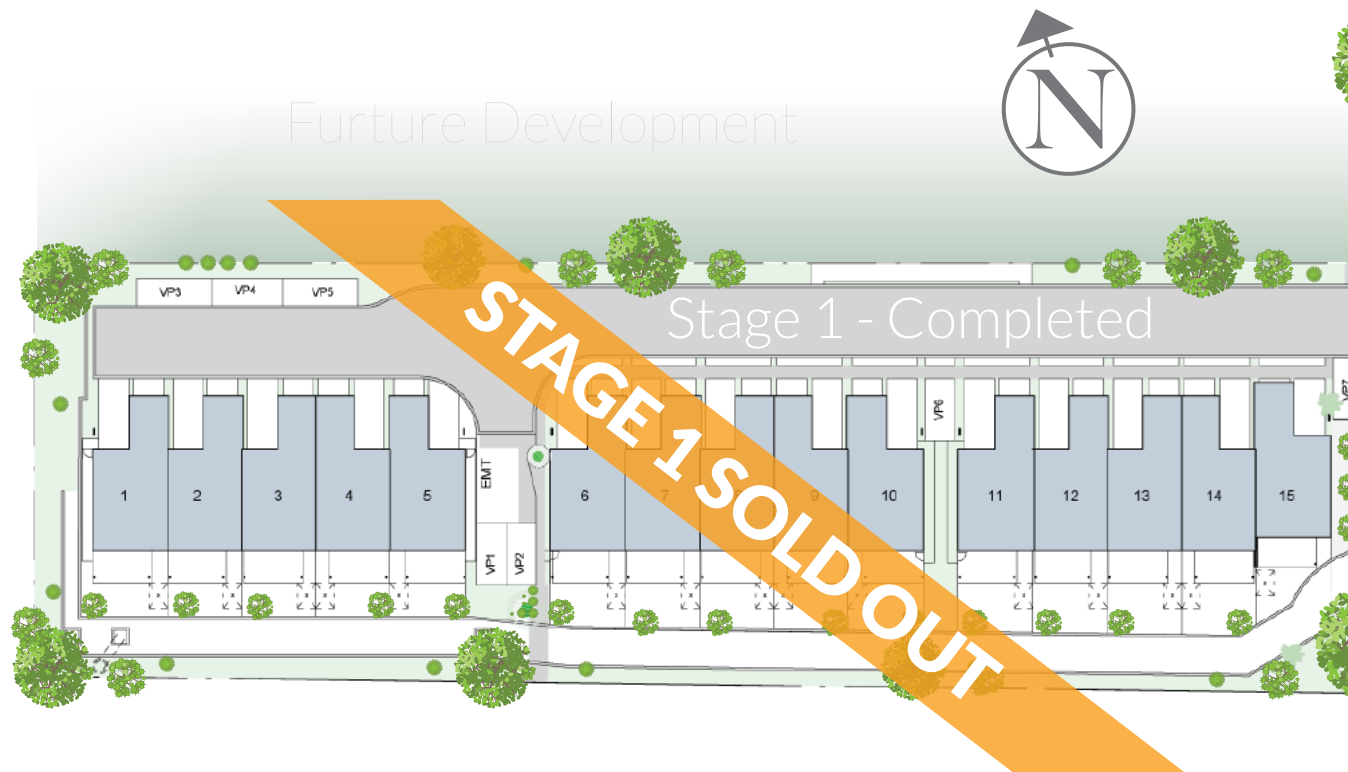
\$45.47 from p/w

RENTAL ESTIMATE:

\$550-\$690 p/w

NEARBY:

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



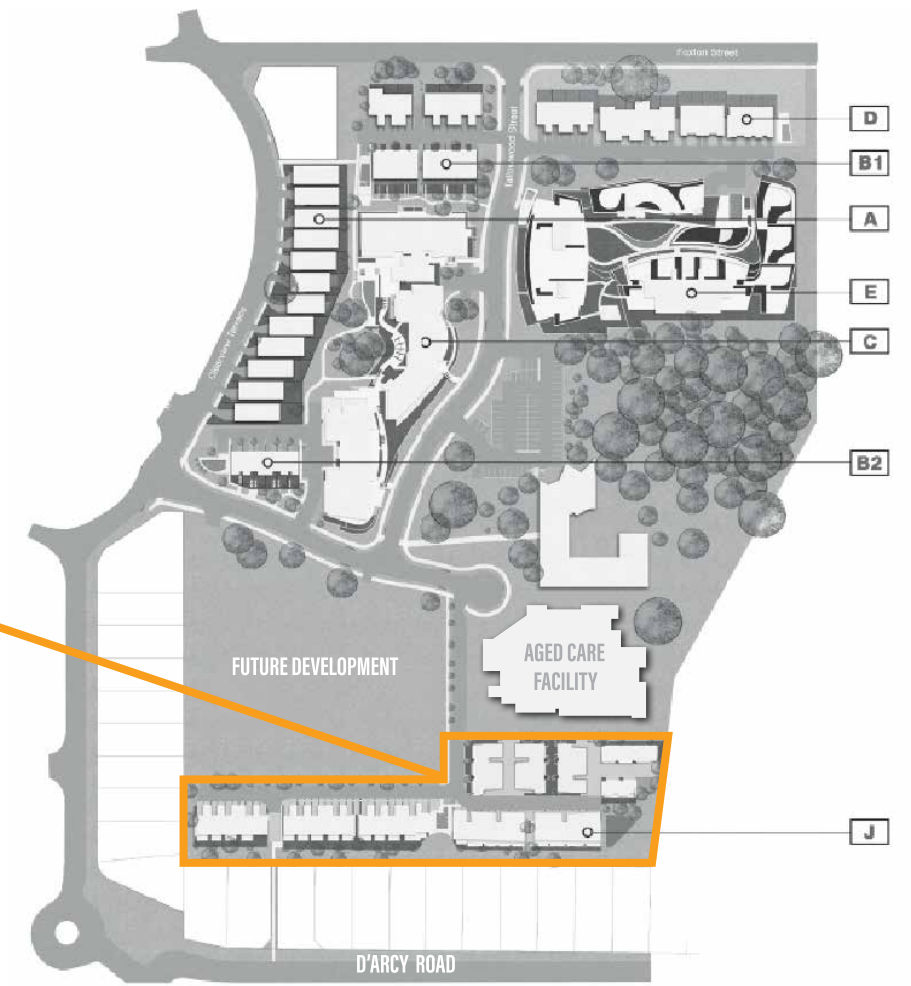
south precinct - site plan



000.0 m² TOTAL LOT SIZE

- | | | | | | |
|--|-------------------|---|--------------------|---|------------------|
|  | EASTPORT A |  | EASTPORT B1 |  | GARDNER A |
|  | EASTPORT B |  | WESTPORT A |  | GARDNER B |

*Masterplan is indicative and is subject to change.



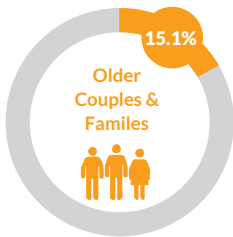
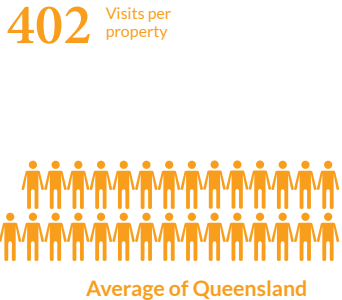
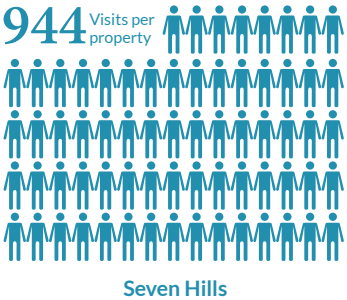
market demand & lifestyle

Seven Hills is a high demand suburb for buyers with an average of 944 visits per property on realestate.com; more than double 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



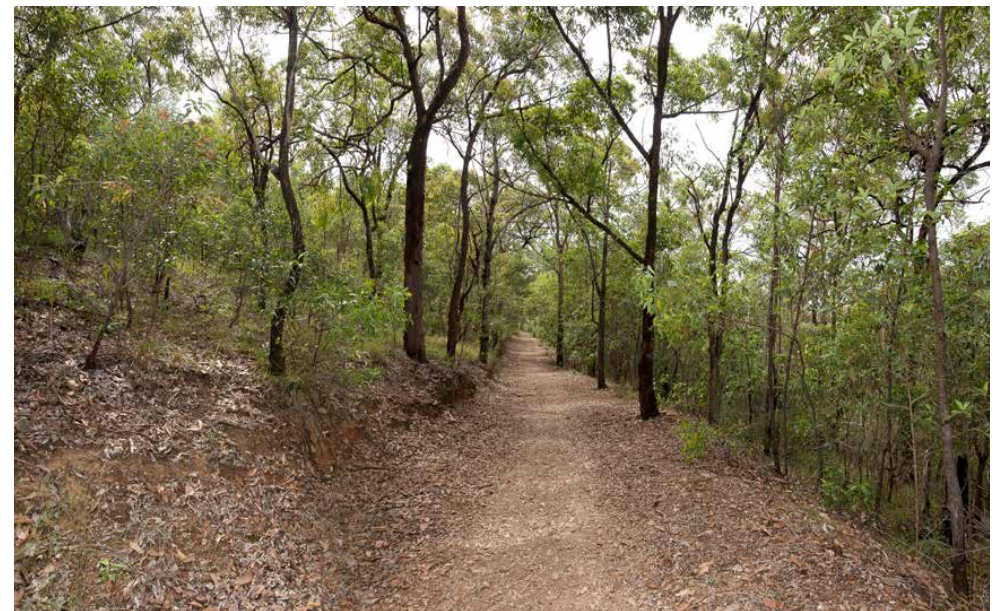


nature walks and activities

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 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 15minutes during weekdays. Right on your doorstep are popular restaurants and cafes, waterfront walking, cycling paths and much more.

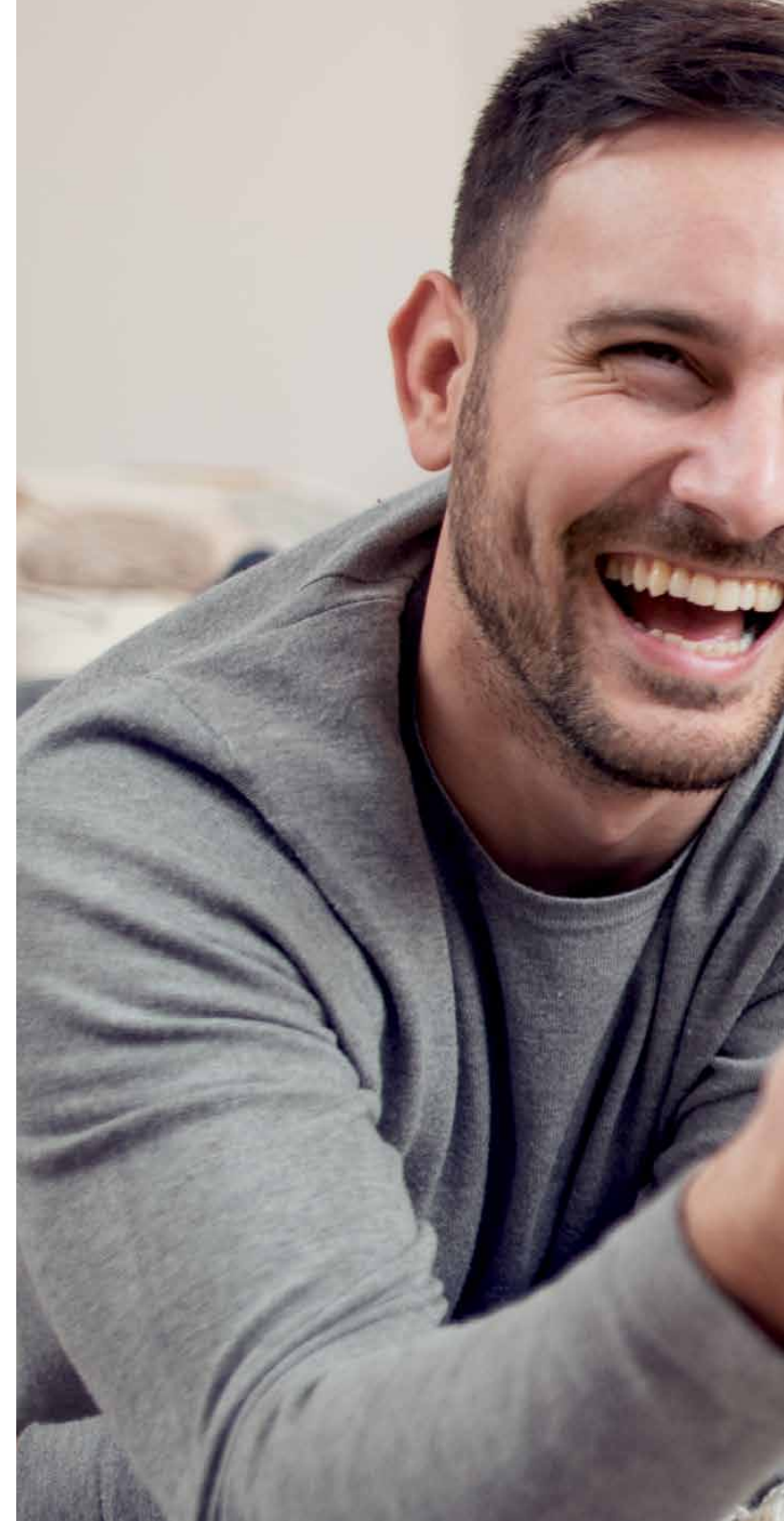


villas , townhomes & apartments

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. Also, 'Vivace Apartments' designs are now available within the village.

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





floor plans



villa type j

*Images are indicative only.

Areas

Ground Floor	52.85 m ²
First Floor	78.51 m ²
Garage	20.79 m ²
Car Space	18.00 m ²
Patio	14.01 m ²
Balcony	10.00 m ²
Total	194.16m²

Features

- 4 Bedrooms
- Main Bathroom & Ensuite
- Ground Floor Powder Room
- Open Plan Living
- Modern Fixtures & Fittings
- Fully Fenced Courtyard



GROUND FLOOR



FIRST FLOOR

Lots 1 - 15.

*Please note Unit 5 & 15 additional carspace for small car only

floor plans



Eastport A

*Images are indicative only.

Areas

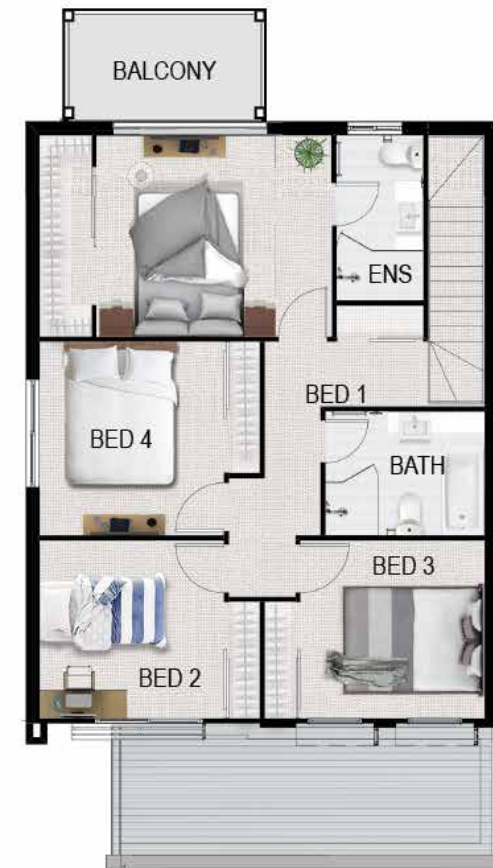
Ground Floor	51.60 m ²
First Floor	78.60 m ²
Garage	39.20 m ²
Porch	3.80 m ²
Patio	7.20 m ²
Balcony	7.20 m ²
Total	187.6 m²

Features

- 4 Bedrooms
- Main Bathroom & Ensuite
- Ground Floor Powder Room
- Double Garage
- Open Plan Living
- Modern Fixtures & Fittings
- Fully Fenced Courtyard



GROUND FLOOR



FIRST FLOOR

Lot 30, 33.

Eastport B

*Images are indicative only.

Areas

Ground Floor	51.00 m ²
First Floor	77.60 m ²
Garage	38.60 m ²
Porch	3.80 m ²
Patio	7.20 m ²
Balcony	7.20 m ²
Total	185.4 m²

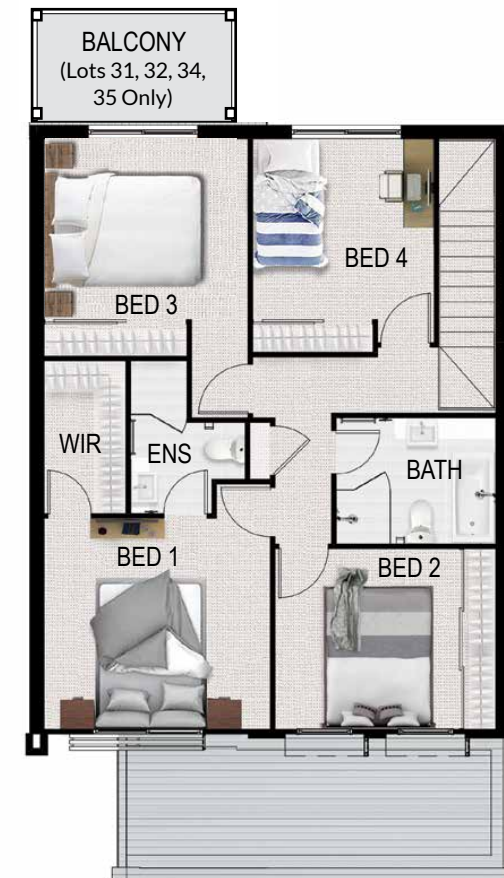
Features

- 4 Bedrooms
- Main Bathroom & Ensuite
- Ground Floor Powder Room
- Double Garage
- Open Plan Living
- Modern Fixtures & Fittings
- Fully Fenced Courtyard

Lots 22, 23, 31, 32, 34, 35.



GROUND FLOOR



FIRST FLOOR

Eastport B1

*Images are indicative only.

Areas

Ground Floor	48.60 m ²
First Floor	75.50 m ²
Garage	39.20 m ²
Porch	3.30 m ²
Patio	6.80 m ²
Balcony	6.80 m ² (Lots 36, 37 Only)
Total	173.4 m²
	180.2 m² (Lots 36, 37 Only)

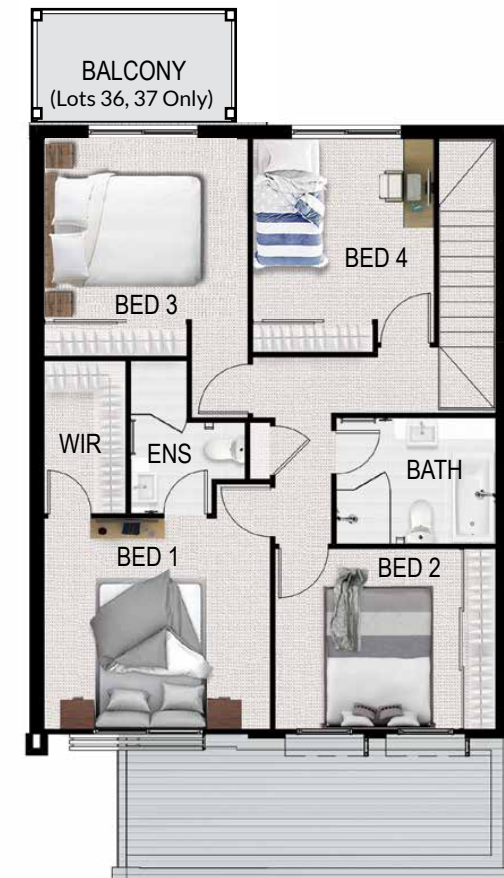
Features

- 4 Bedrooms
- Main Bathroom & Ensuite
- Ground Floor Powder Room
- Double Garage
- Open Plan Living
- Modern Fixtures & Fittings
- Fully Fenced Courtyard

Lots 16, 17, 18, 19, 36, 37.



GROUND FLOOR



FIRST FLOOR

floor plans



Westport A

Areas

Ground Floor	44.00 m ²
First Floor	81.10 m ²
Garage	39.90 m ²
Porch	1.00 m ²
Patio	8.20 m ²
Total	174.2m²

Features

- 4 Bedrooms
- Main Bathroom & Ensuite
- Ground Floor Powder Room
- Double Garage
- Open Plan Living
- Modern Fixtures & Fittings
- Fully Fenced Courtyard

Lot 20, 21, 24.

*Images are indicative only.



floor plans



Gardner A

*Images are indicative only.

Areas

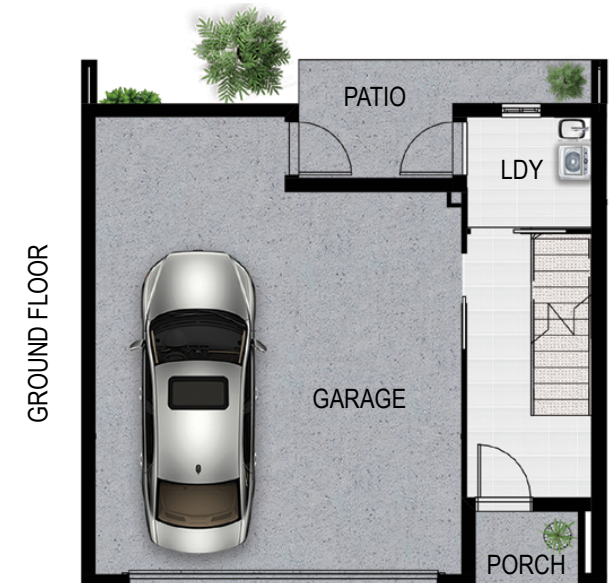
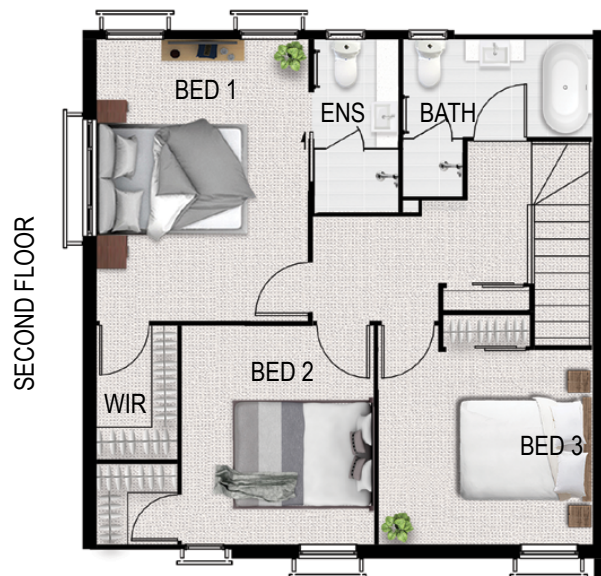
Ground Floor	13.50 m ²
First Floor	60.60 m ²
Second Floor	64.90 m ²
Garage	41.40 m ²
Porch	4.40 m ²
Patio	5.70 m ²
Balcony	4.70 m ²

Total 195.2m²

Features

- 4 Bedrooms + Study Nook
- Main Bathroom & Ensuite
- First Floor Powder Room
- Double Garage
- Open Plan Living
- Modern Fixtures & Fittings
- Fully Fenced Courtyard

Units 26, 28.



Gardner B

*Images are indicative only.

Areas

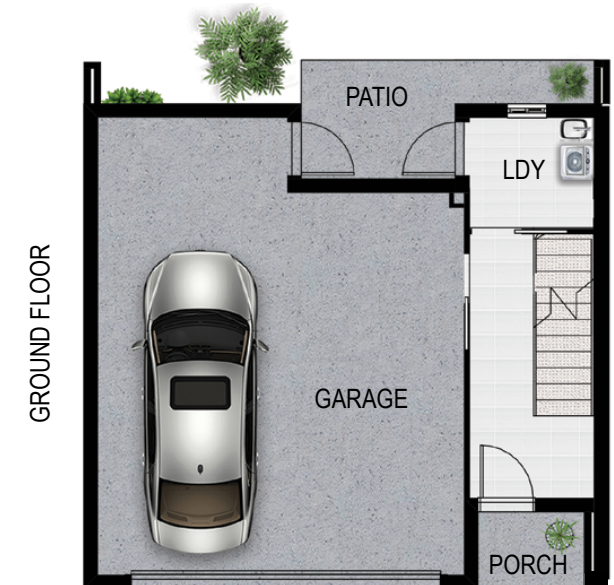
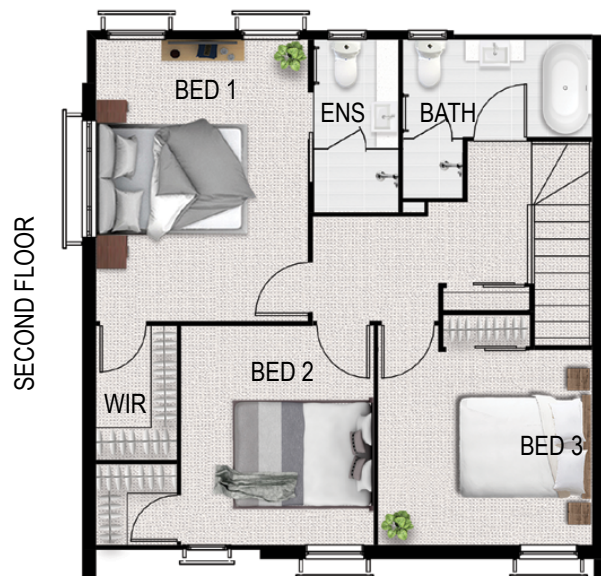
Ground Floor	13.50 m ²
First Floor	60.60 m ²
Second Floor	64.90 m ²
Garage	41.40 m ²
Porch	4.40 m ²
Patio	5.70 m ²
Balcony	4.70 m ²

Total 195.2m²

Features

- 4 Bedrooms + Study Nook
- Main Bathroom & Ensuite
- First Floor Powder Room
- Double Garage
- Open Plan Living
- Modern Fixtures & Fittings
- Fully Fenced Courtyard

Units 25, 27, 29.



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 pyrolytic oven, induction cooktop, rangehood and integrated dishwasher & built in microwave

Bathrooms

Showers	Semi frameless glass shower screen with pivot action door where applicable
Bath	Back-to-wall
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 and a half year statutory warranty (QBCC)

Outdoor

Brick	Combination render and face brick features
Roof	Colorbond sheeting
Framing	Timber frame & roof trusses
Garage	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
Landscaping	Professional landscaping
Driveways	Concrete driveways (exposed) or pavers

Indoor

Air-Conditioning	Ducted throughout with day/night function
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 January 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.

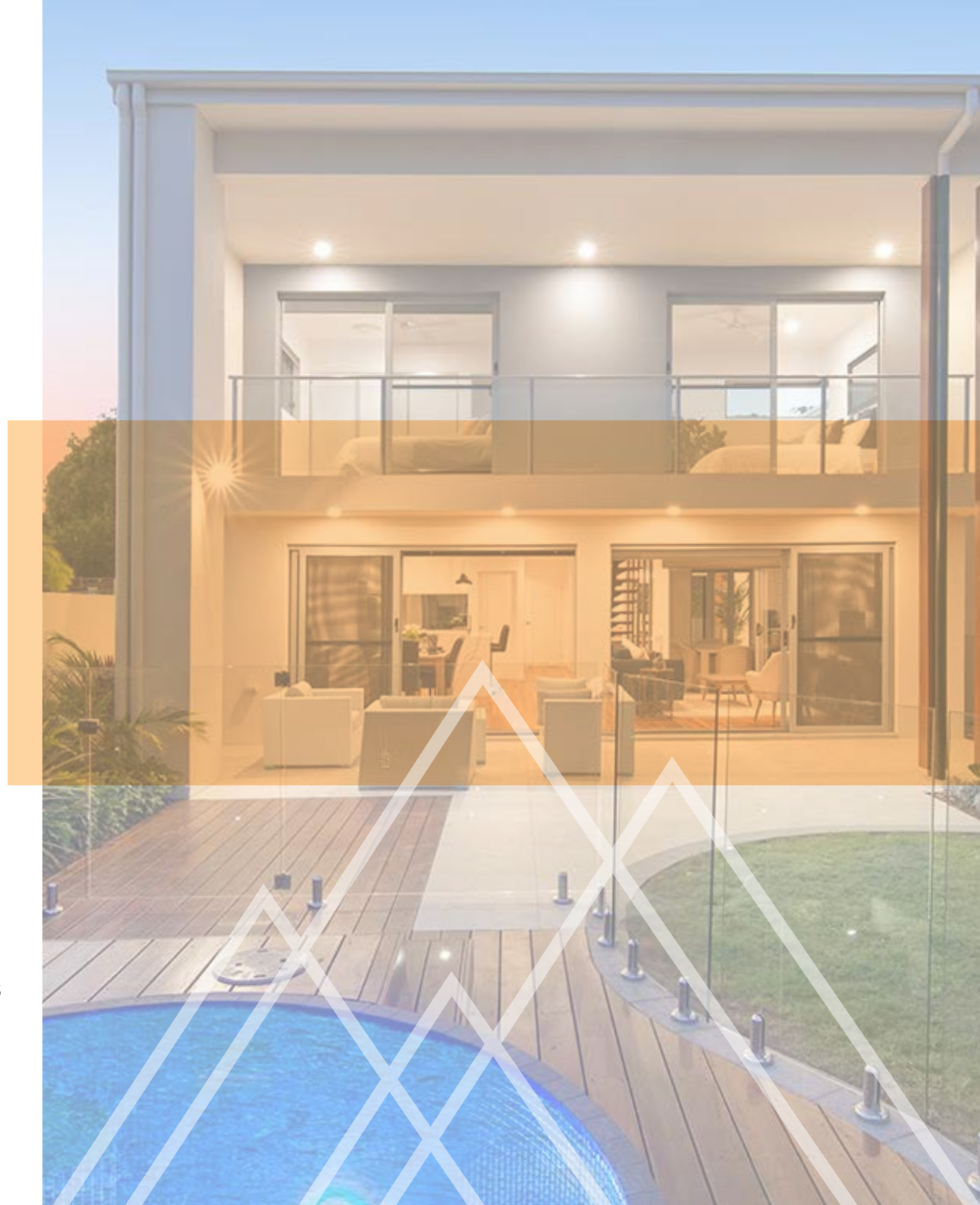
With population growth comes evolution and there is no doubt that Heran has evolved.

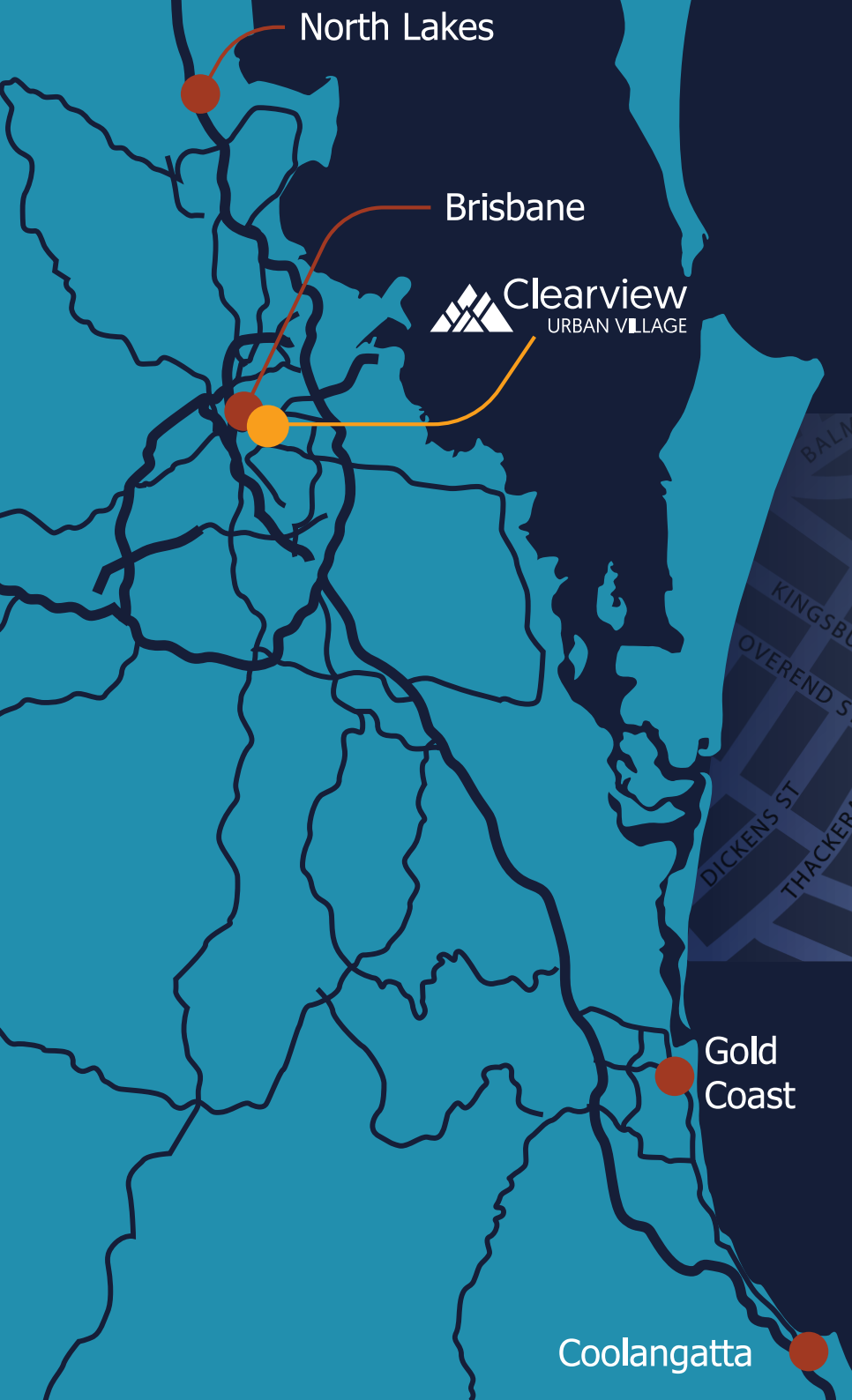
The family business now offer a wide range of townhomes, homes and apartments all over Queensland.



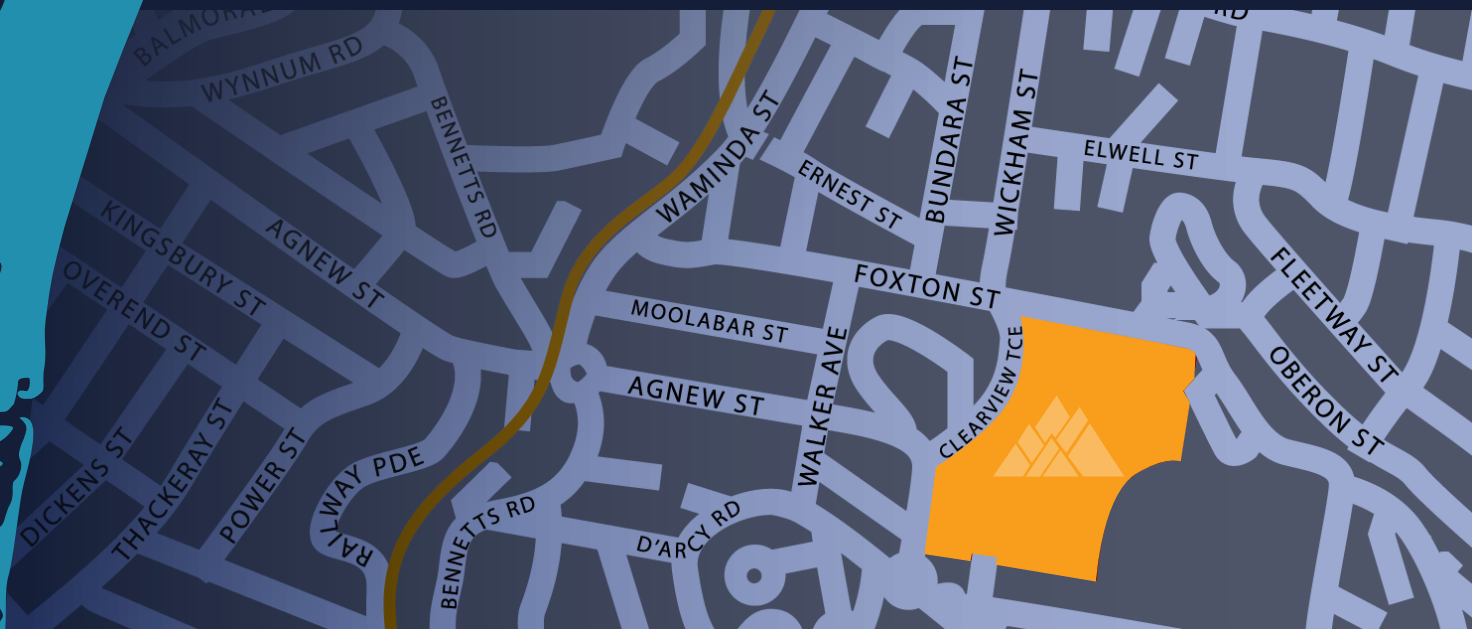
301/50 Marine Parade
Southport QLD 4215

07 5528 0111
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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