

Nottingham Residences



176-184 Nottingham Road,
Parkinson Queensland



Brisbane City
21Km

Calamvale IGA
3Km

Acacia Ridge Industrial
Precinct
5.1Km

Calamvale District Park
1.1Km

Parkinson Vet Surgery
200M

Parkinson Duck Pond
And Park

Nottingham
Residences

STAGE 4 RELEASE



Gold Coast - 50mins

Calamvale Community
College - 800M

Calamvale Marketplace
800M

Contents

01. Explore Parkinson
03. Suburb Overview
04. Townhouse Summary
05. Site Plan

TOWNHOMES

07. Ashmore Modern A
08. Ashmore Modern B
09. Eastport Modern A
10. Eastport Modern B
11. Eastport Modern C
12. Eastport Modern D
13. Westport Modern A
14. Westport Modern B
15. Westport Modern D
16. Coolangatta Modern A
17. Luxury Inclusions
18. Heran Building Group

Explore Parkinson

RESTAURANTS & BARS

01. Haoke Chinese Seafood
02. Vindarloo Blue
03. Da Sette Soldi Italian Restaurant
04. Jin Modern Japanese Cuisine

STORES

05. Woolworths Calamvale
06. Coles Express
07. Calamvale Central Shopping Centre
08. Drakes Parkinson
09. IGA
10. Brisbane City Centre
11. Sunnybank Hills Shopping Centre
12. ALDI

GENERAL

13. Parkinson Veterinary Surgery
14. Calamvale Police Station
15. Logan Motorway
16. Parkinson Plaza Medical Centre

RECREATION, SPORTS, ARTS & CULTURE

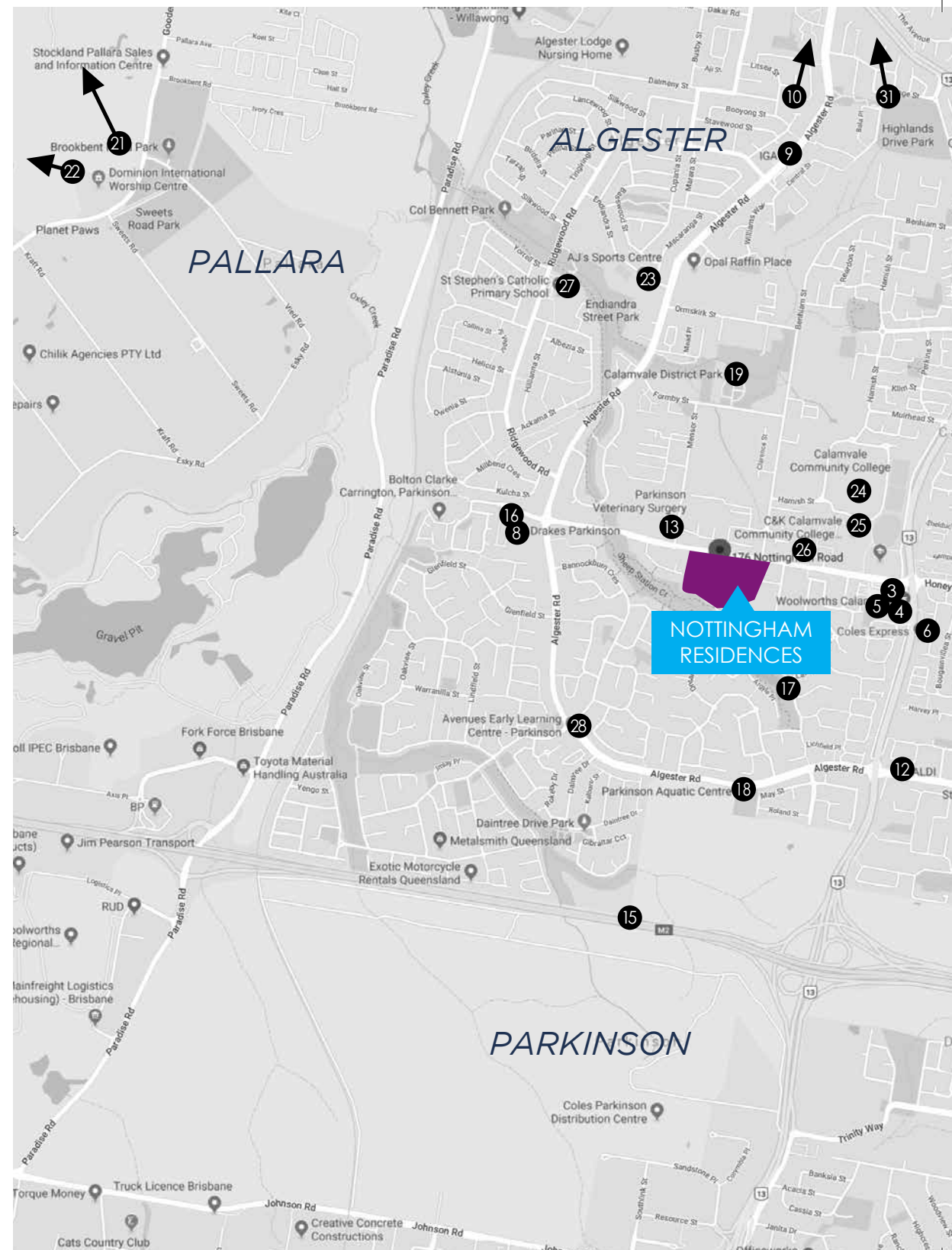
17. Parkinson Duck Pond and Park
18. Parkinson Aquatic Centre
19. Calamvale District Park
20. Karawatha State Forest
21. Oxley Golf Club
22. Brisbane Golf Club Yeerongpilly
23. AJ Sports Centre

EDUCATION

24. Calamvale Community College
25. C&K Calamvale Community Collage
26. Nottingham World of Learning
27. St Stephen's Catholic Primary School
28. Avenues Early Learning Centre
29. Stretton State College
30. C&K Stretton Community Kindergarden
31. Griffith University Nathan Campus

HOSPITALS

32. Queen Elizabeth Jubilee Hospital





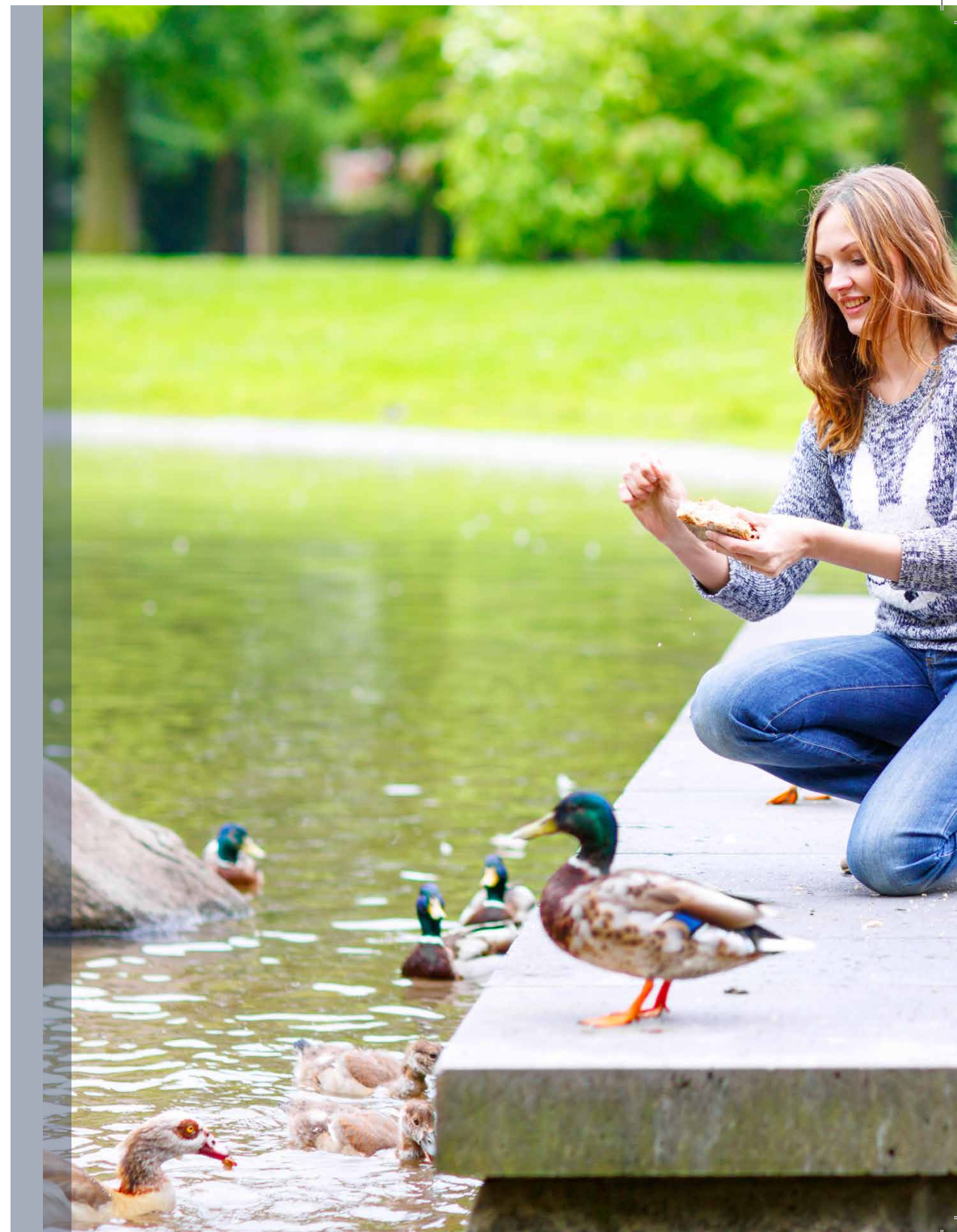
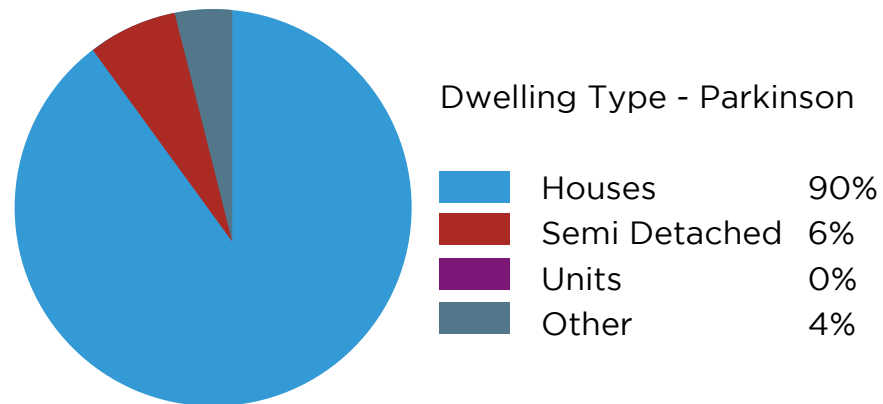
Suburb Overview

Nottingham Residences is one of Heran Building Groups newest residential communities. Parkinson is only 30 mins by car to Brisbane CBD and under an hour to the beautiful Gold Coast. Whether you are a new home buyer or are looking to invest, Nottingham Residences ticks all the boxes.

Why wait? Invest in your future today.

The suburb of Parkinson is populated by an estimated 10, 878*, with over 75%* owner-occupied dwellings.

* Australian Bureau of Statistics





Townhome Summary

Owner and Investor Expectation

Selling From
\$419,900

Body Corporate Levy From

\$39.83 per week

Rentals From

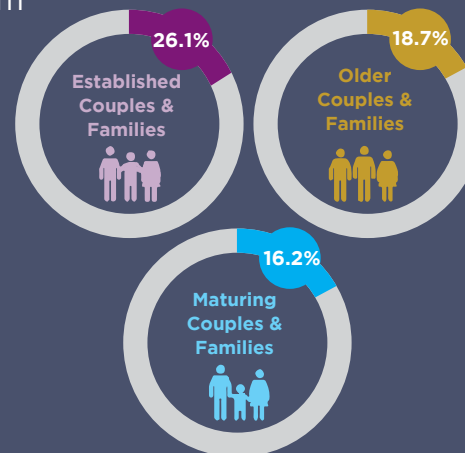
\$430 – \$490 per week

View Per Property on [realestate.com](https://www.realestate.com.au)

419 Visits per property **Average of QLD**



402 Visits per property **Parkinson**



This data was collected from the average property sales price within a 12 month period.
Data supplied by [realestate.com.au](https://www.realestate.com.au) Correct at time of printing.

Site Plan



 EASTPORT MODERN

 ASHMORE MODERN

 WESTPORT MODERN

 COOLANGATTA MODERN

Eastport Interior



Ashmore



MODERN A

Two Storey, three bedroom townhome with spacious open plan living, galley kitchen and balcony off the master bedroom. This design includes bathroom, ensuite and ground floor WC, ample storage and a single lock up garage

AREAS:

Internal Living:	113.1 m ²
Garage:	21.2 m ²
Covered Outdoor Area:	5.69 m ²
Balcony:	5.69 m ²

TOTAL	145.68 m²
--------------	-----------------------------



*Standard design shown, actual colours, facade, floor plans and townhome groupings may differ between units. Renders and floorplans are only indicative.

Ashmore



MODERN B

Two Storey, three bedroom townhome with spacious open plan living, galley kitchen. This design includes bathroom, ensuite and ground floor WC, ample storage and a single lock up garage

AREAS:

Internal Living: 113.44 m²

Garage: 21.12 m²

Covered Outdoor Area: 1.3 m²

TOTAL 135.86 m²



*Standard design shown, actual colours, facade, floor plans and townhome groupings may differ between units. Renders and floorplans are only indicative.

Eastport



MODERN A

Spacious two storey, 4 bedroom townhome with double lock up garage. Open plan living and kitchen with island bench. Bathroom, ensuite and ground floor WC as well as ample storage space.

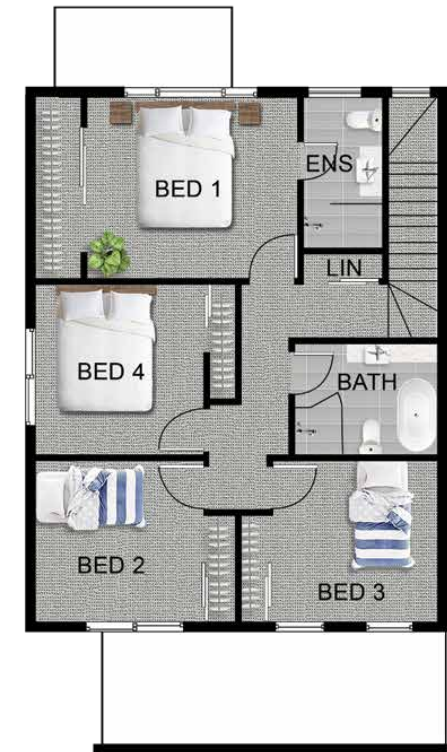
AREAS:

Internal Living: 129.8 m²

Garage: 38.4 m²

Covered Outdoor Area: 6.5 m²

TOTAL 174.7 m²



*Standard design shown, actual colours, facade, floor plans and townhome groupings may differ between units. Renders and floorplans are only indicative.

Eastport



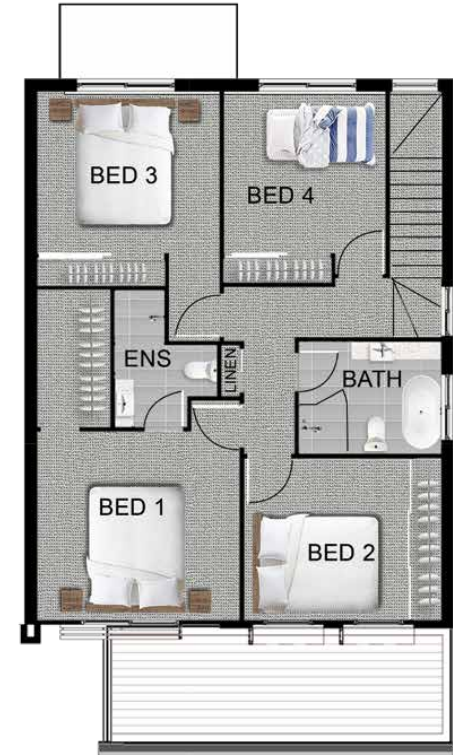
MODERN B

Spacious two storey, 4 bedroom townhome with double lock up garage. Open plan living and kitchen with island bench. Bathroom, ensuite and ground floor WC as well as ample storage space.

AREAS:

Internal Living: 128.1 m²
Garage: 38.4m²
Covered Outdoor Area: 6.5 m²

TOTAL 173.0 m²



*Standard design shown, actual colours, facade, floor plans and townhome groupings may differ between units. Renders and floorplans are only indicative.

Eastport



MODERN C

Spacious two storey, 4 bedroom townhome with double lock up garage. Open plan living and kitchen with island bench. Bathroom, ensuite and ground floor WC as well as ample storage space.

AREAS:

Internal Living: 128.3 m²

Garage: 38.4 m²

Covered Outdoor Area: 6.9 m²

TOTAL 173.6 m²



*Standard design shown, actual colours, facade, floor plans and townhome groupings may differ between units. Renders and floorplans are only indicative.

Eastport



MODERN D

Spacious two storey, 4 bedroom townhome with double lock up garage. Open plan living and kitchen with island bench. Bathroom, ensuite and ground floor WC as well as ample storage space.

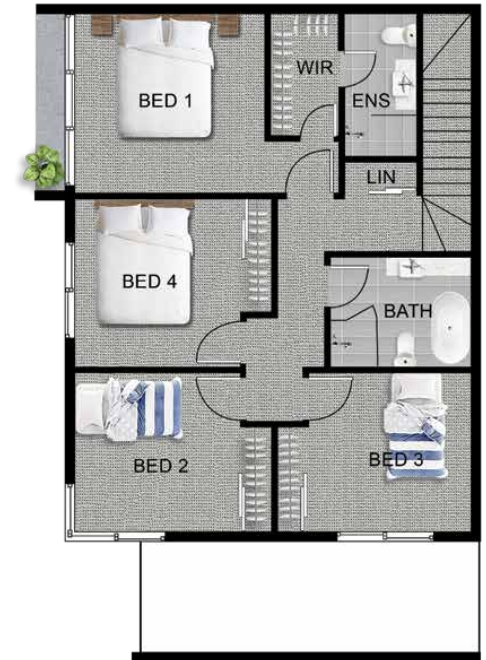
AREAS:

Internal Living: 128.3 m²

Garage: 38.4 m²

Covered Outdoor Area: 6.9 m²

TOTAL 173.6 m²



*Standard design shown, actual colours, facade, floor plans and townhome groupings may differ between units. Renders and floorplans are only indicative.

Westport



MODERN A

Spacious two storey, 4 bedroom townhome with double lock up garage. Open plan living and modern style kitchen. Bathroom, ensuite and ground floor WC as well as ample storage space.

AREAS:

Internal Living: 119.4 m²

Garage: 39.6 m²

Covered Outdoor Area: 9.3 m²

TOTAL 168.3 m²



*Standard design shown, actual colours, facade, floor plans and townhome groupings may differ between units. Renders and floorplans are only indicative.

Westport



MODERN B

Spacious two storey, 4 bedroom townhome with double lock up garage. Open plan living and modern style kitchen. Bathroom, ensuite and ground floor WC as well as ample storage space.

AREAS:

Internal Living: 130.6 m²

Garage: 40.4 m²

Covered Outdoor Area: 10.5 m²

TOTAL 181.5 m²



*Standard design shown, actual colours, facade, floor plans and townhome groupings may differ between units. Renders and floorplans are only indicative.

Westport



MODERN D

Spacious two storey, 4 bedroom townhome with double lock up garage. Open plan living and modern style kitchen. Bathroom, ensuite and ground floor WC as well as ample storage space.

AREAS:

Internal Living: 128.0 m²

Garage: 39.6 m²

Covered Outdoor Area: 9.3 m²

TOTAL 176.9 m²



*Standard design shown, actual colours, facade, floor plans and townhome groupings may differ between units. Renders and floorplans are only indicative.

Coolangatta



MODERN A

Spacious two storey, 3 bedroom townhome with single lock up garage. Open plan living and modern style kitchen. Bathroom, ensuite and ground floor WC as well as ample storage space.

AREAS:

Internal Living: 121.7 m²

Garage: 20.3 m²

Covered Outdoor Area: 7.0 m²

TOTAL 149.0 m²



*Standard design shown, actual colours, facade, floor plans and townhome groupings may differ between units. Renders and floorplans are only indicative.

Luxury Inclusions

KITCHEN

Bench Top	Manufactured Stone (Square Edge)
Doors	Laminate
Splash back	Glass
Kitchen Sink	S/steel sink with mixer tapware
Appliances	European s/s multifunction oven, cook-top, rangehood and s/s dishwasher or similar

BATHROOM & LAUNDRY

Showers	Semi-frameless glass shower screen with pivot action door
Bath	Acrylic or similar
Vanities	Manufactured stone top (square edge) 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 tapware

*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 July 2020

Totally liveable and all backed by Heran's six month maintenance and six year structural guarantee (QBCC)

INDOOR

Air-Conditioning	Split system to living area & master bedroom
Ceiling Fans	To all bedrooms
Electrical	Telephone/TV points etc, earth leakage safety switch, smoke detectors & generous amount of lighting & power points. Television Antenna
Insulation	Ceiling batts
Paint	Washable paint to walls
Doors	Modern flush panel with stylish door furniture
Robes	Mirror Sliding Doors
Stairs	Carpeted, aluminium balustrade & timber rails
Blinds	Roller blinds and venetians throughout
Flooring	Porcelain tiles or stone polymer & carpet

OUTDOOR

Brick	Rendered or face brick external finish
Roof	Colorbond Roofing
Framing	Timber frame & roof trusses
Garage	Sectional overhead door with colorbond finish & remote control unit
Windows & Sliding Doors	Powder coat aluminium with barrier screens (downstairs only)
Termite Protection	Penetrations & perimeter system
Hot Water System	Electric storage unit or electric continuous hot water unit
Courtyard	Private fully fenced
Clothesline	Hills wall mounted
Amenities	Swimming pool
Landscaping	Professional landscaping to townhomes & common areas
Parking	Ample visitor car parking
Driveways	Concrete driveways (exposed)
Internal Roads	Asphalt



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



Westport Interior





Built in the same superior standards synonymous with Heran Building Group, Nottingham Residences is the latest development in the vibrant suburb of Parkinson.



Whilst every effort has been made to accurately describe the details of any development project referred to in this brochure, the availability of certain products, materials and other changes may result in some variation to the information provided. The developer, agent and vendor accept no responsibility for the accuracy of any information contained in this brochure or for any action taken in reliance thereon by any recipient of the brochure. Recipients should make their own enquiries to satisfy themselves as to all aspects of any development or product referred to herein. All models, marketing materials, artists' impressions and plans in relation to any development are conceptual and illustrative only. All plans, concepts and materials to be used in any development are subject to approval from all relevant authorities. Changes may be made without notice to the whole or any part of the development. This brochure only contains general information about our products and services. Unless expressly stated otherwise, this brochure does not constitute an offer or inducement to enter into a legally binding contract, or form part of the terms and conditions for our products and services or purport to provide you with personal financial or investment advice of any kind.