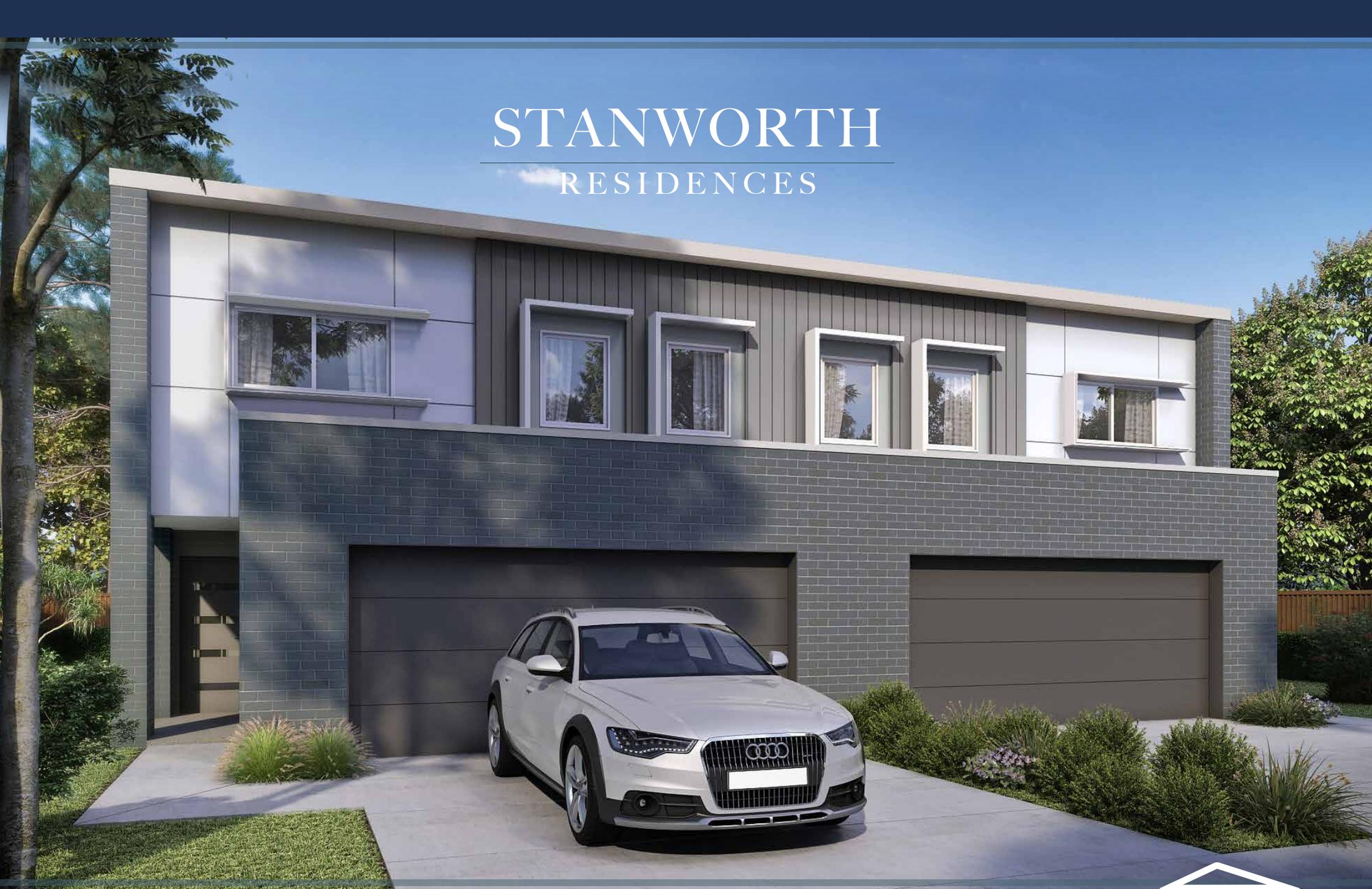


STANWORTH RESIDENCES



97 - 107 Stanworth Road, Boondall Qld 4034





Noosa



STANWORTH
RESIDENCES



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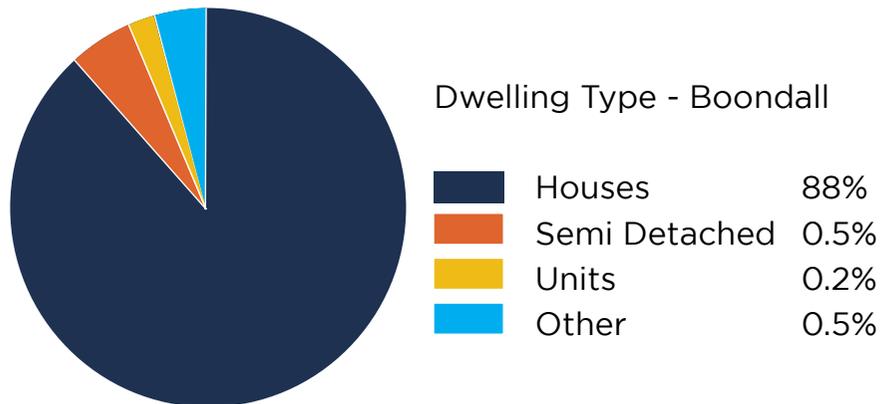
suburb overview

Stanworth Residences is Heran Building Group's newest residential developments located in the quickly growing North Brisbane suburb of Boondall.

Located in Boondall, Stanworth Residences is only 20 minutes from the Brisbane CBD and approximately 50 minutes to the tourist destination of the Sunshine Coast. Situated near local shopping areas, medical facilities, public transport, schools and childcare, this location is perfect for new home buyers and investors.

The suburb of Boondall is increasingly in demand due to its reputation as a safe, friendly and conveniently located area. Access to local schools and childcare make it particularly attractive to families with children.

With their new Stanworth Residences development, Heran Building Group are once again offering high quality Boondall townhomes at prices that will appeal to all.





townhome summary

Owner and Investor Expectation

Selling From

\$434,900

Body Corporate Levy From

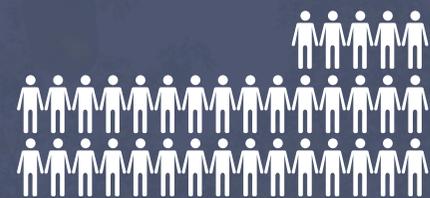
\$41.28 per week

Rentals From

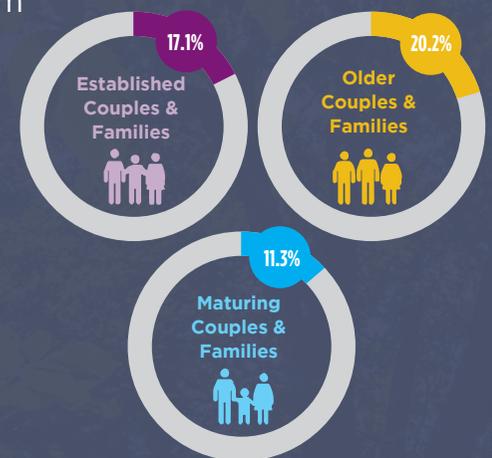
\$390 – \$490 per week

View Per Property on realestate.com

488 Visits per property **Average of QLD**



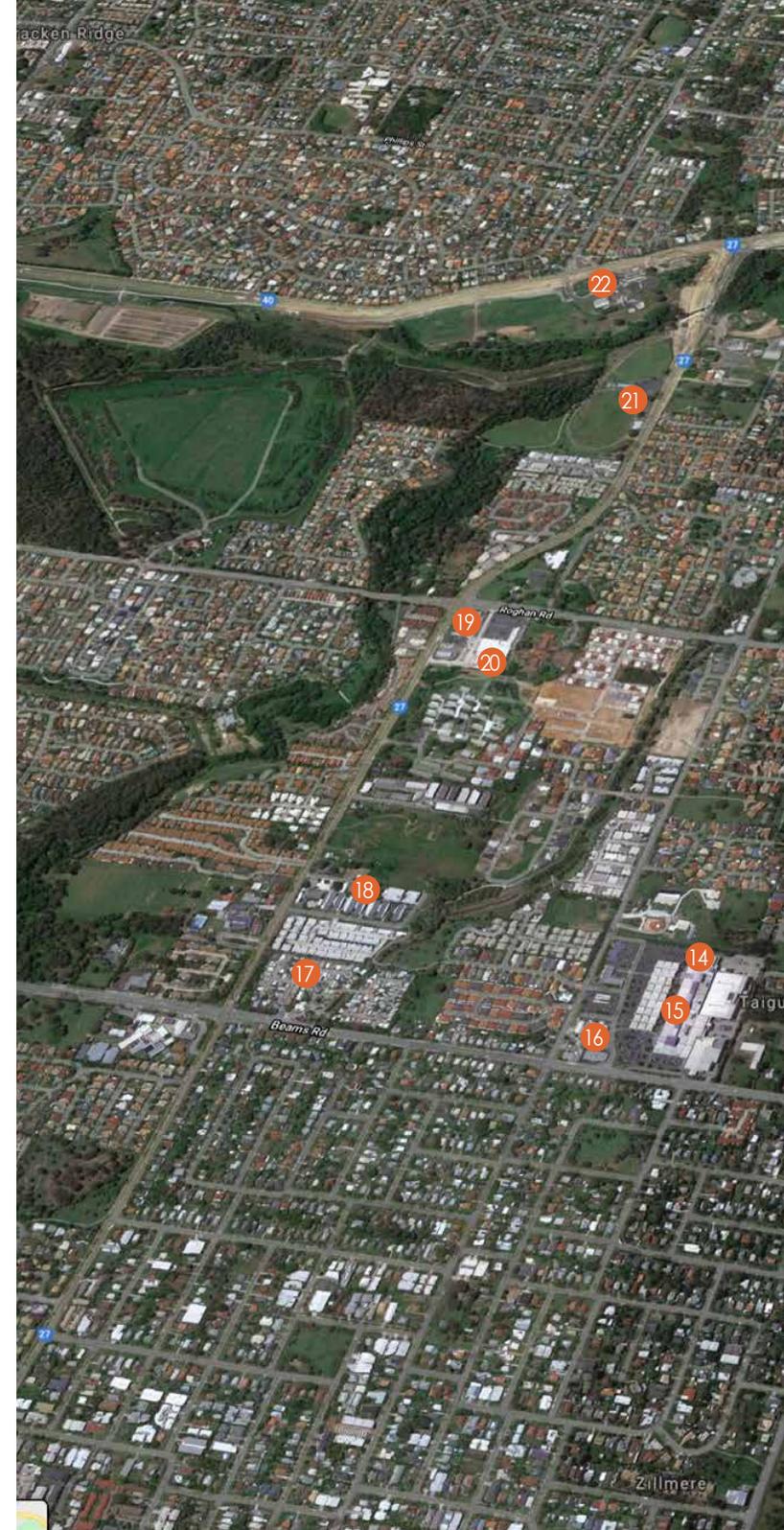
407 Visits per property **Boondall**

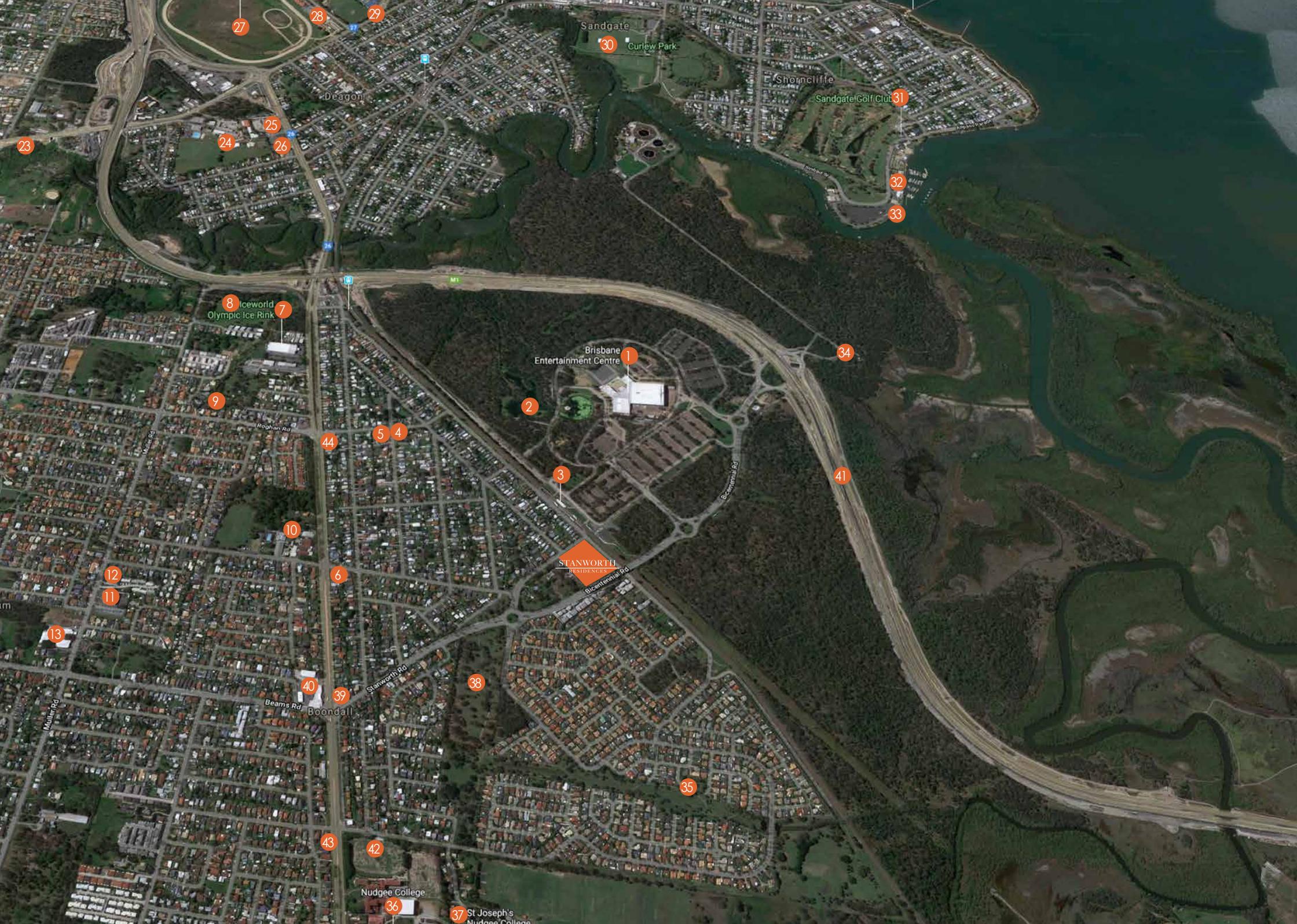


This data was collected from the average property sales price within a 12 month period. Data supplied by realestate.com.au Correct at time of printing.

explore Boondall

01. Brisbane Entertainment Centre
02. Triples Model Boat Group
03. Boondall Train Station
04. Boondall Kindergarten
05. Boondall Church of Christ
06. Blue Crystal Takeaway
07. Iceworld Olympic Ice Rink
08. Boondall Park
09. Boondall Scout Group
10. Boondall State School
11. Boondall Police Station
12. Sunkids Child Care
13. Arcare Taigum Aged Care
14. Family Medical Centre
15. Taigum Square Shopping Centre
16. Supercheap Auto
17. Ingenia Holidays
18. Taigum Kids Early Learning Centre
19. Aldi Taigum
20. Coles Taigum
21. Hawks Sporting Centre
22. The Emily Seebohm Aquatic Centre
23. Coles Express
24. Sandgate District State School
25. Deagon Market Square
26. KFC Deagon
27. Racing Queensland
28. Sandgate District Cricket Club
29. Sandgate & District Youth Tennis
30. Curlew Park
31. Sandgate Golf Club
32. Queensland Cruising Yacht Club
33. Shorncliffe Boat Ramp
34. Boondall Wetlands Environment Centre
35. Boondall Dog Park
36. Nudgee College
37. St Joseph's Nudgee College
38. Donna Phillips Reserve
39. Pizza Plaza
40. IGA Boondall
41. Gateway Motorway
42. Ross Oval
43. Big Dad's Pies
44. Blue Crystal Takaway





27

28

29

30

31

32

33

23

24

25

26

8

7

Iceworld Olympic Ice Rink

9

2

1

Brisbane Entertainment Centre

34

44

5

4

3

41

STANWORTH
RESIDE SITES

10

6

12

11

13

38

39

Beams Rd

40

Stanworth Rd

35

43

42

Nudgee College

36

37

St Joseph's Nudgee College





elegant design

Stanworth designs include textures and colour palettes in modern forms and proportions that exude a contemporary elegance. This elegance extends inside and out with the use of contemporary materials composed to work seamlessly with the style of each building.



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

townhomes

With a variety of styles to choose from, Stanworth has a solution for all requirements. Choose between spacious 4 bedroom double garage townhomes or 3 bedroom single garage designs. There's a quality solution for those with a discerning taste to suit most budgets.

These timeless designs on a site with a large open space backdrop within a low density area close to public transport , makes Stanworth an ideal choice for those looking for a cost effective quality home that ticks all the boxes.





Westport

STAGE 1

STANWORTH RD

STAGE 2 STAGE 3

STAGE 4



ABERDEEN PDE

ENVIRONMENTAL PROTECTION ZONE



- | | | | | | |
|------------|------------|------------|------------|-----------|---------------|
| EASTPORT A | EASTPORT B | WESTPORT A | WESTPORT B | ASHMORE A | NOOSA A |
| EASTPORT C | EASTPORT D | WESTPORT C | | ASHMORE B | COOLANGATTA A |



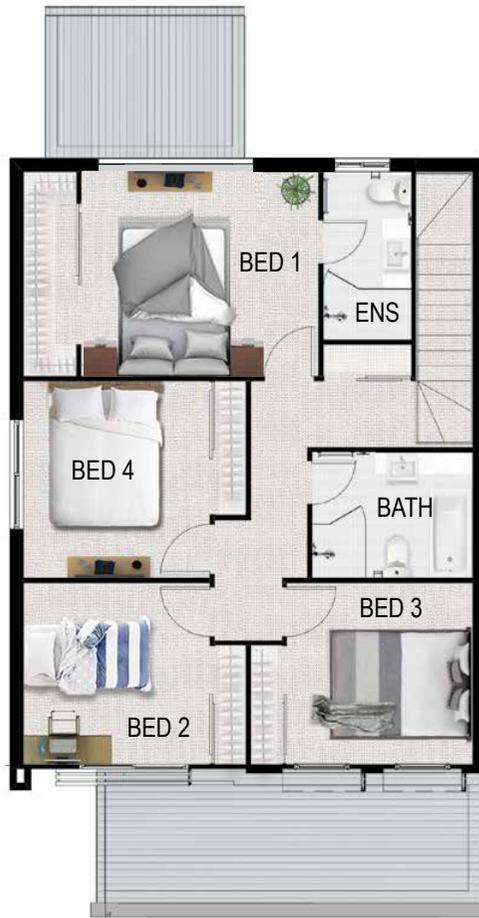
Eastport



Ashmore Cube



GROUND FLOOR



FIRST FLOOR

eastport

Modern A

Living Areas

| | |
|--------------|---------------------|
| Ground Floor | 51.2 m ² |
| First Floor | 78.6 m ² |
| Garage | 38.4 m ² |
| Porch | 4.7 m ² |
| Patio | 6.3 m ² |

Total 179.2 m²

Features

- 4 Bedrooms
- Bathrooms + Ensuite
- Ground Floor WC
- Double Garage
- Open Plan Living
- Modern Fixtures & Fittings
- Fully Fenced Courtyard

eastport

Modern B

Living Areas

| | |
|--------------|---------------------|
| Ground Floor | 49.6 m ² |
| First Floor | 77.6 m ² |
| Garage | 39.3 m ² |
| Porch | 4.4 m ² |
| Patio | 7.2 m ² |

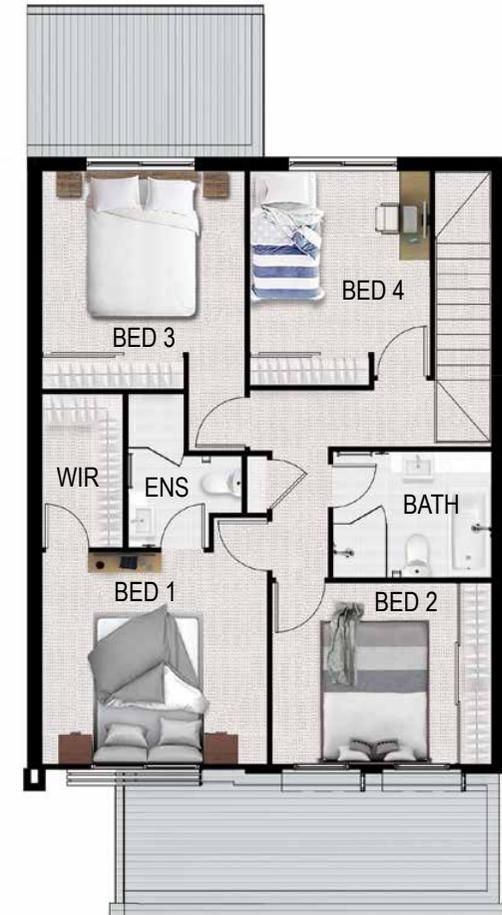
Total 178.1 m²

Features

- 4 Bedrooms
- Bathrooms + Ensuite
- Ground Floor WC
- Double Garage
- Open Plan Living
- Modern Fixtures & Fittings
- Fully Fenced Courtyard



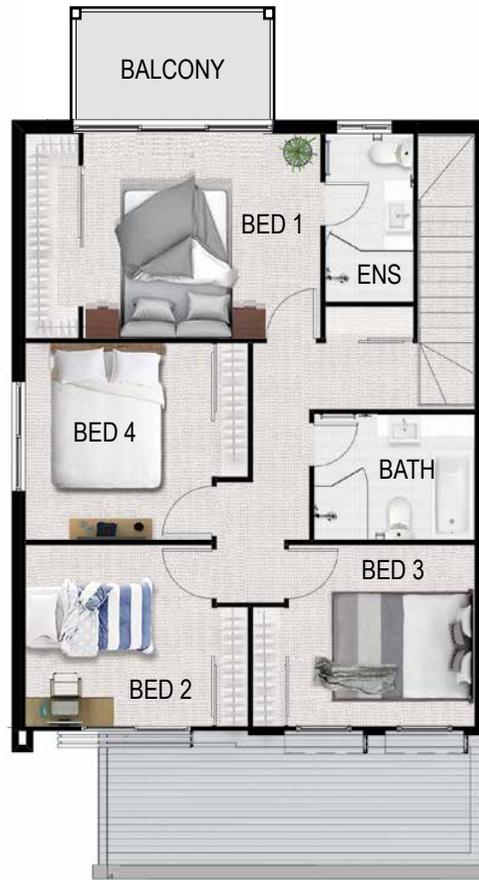
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

eastport

Modern C

Living Areas

| | |
|--------------|---------------------|
| Ground Floor | 51.2 m ² |
| First Floor | 78.6 m ² |
| Garage | 38.4 m ² |
| Porch | 4.7 m ² |
| Patio | 6.3 m ² |
| Balcony | 6.3 m ² |

Total 185.5 m²

Features

- 4 Bedrooms
- Bathrooms + Ensuite
- Ground Floor WC
- Double Garage
- Open Plan Living
- Modern Fixtures & Fittings
- Fully Fenced Courtyard
- Balcony

eastport

Modern D

Living Areas

| | |
|--------------|---------------------|
| Ground Floor | 49.6 m ² |
| First Floor | 77.6 m ² |
| Garage | 39.3 m ² |
| Porch | 4.4 m ² |
| Patio | 7.2 m ² |

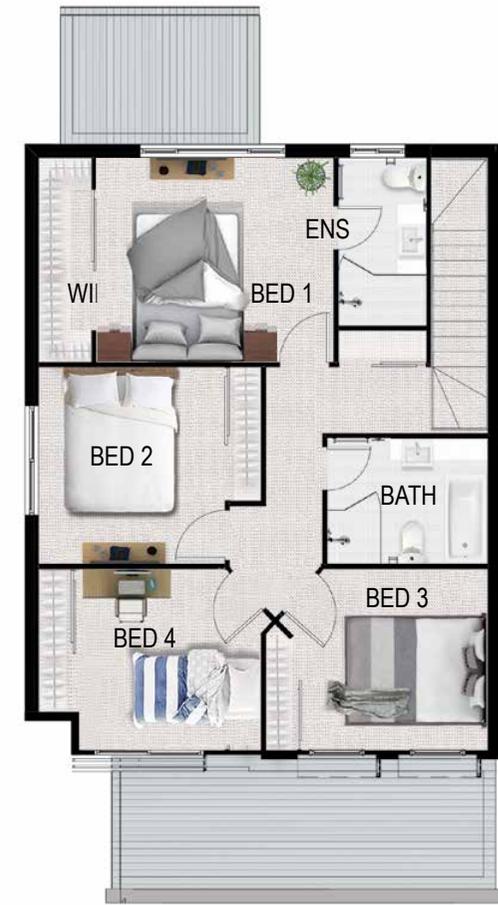
Total 178.1 m²

Features

- 4 Bedrooms
- Bathrooms + Ensuite
- Ground Floor WC
- Double Garage
- Open Plan Living
- Modern Fixtures & Fittings
- Fully Fenced Courtyard



GROUND FLOOR



FIRST FLOOR

westport

Modern B

Living Areas

| | |
|--------------|----------------------|
| Ground Floor | 52.80 m ² |
| First Floor | 77.70 m ² |
| Garage | 39.40 m ² |
| Porch | 0.90 m ² |
| Patio | 8.40 m ² |

Total 179.20 m²

Features

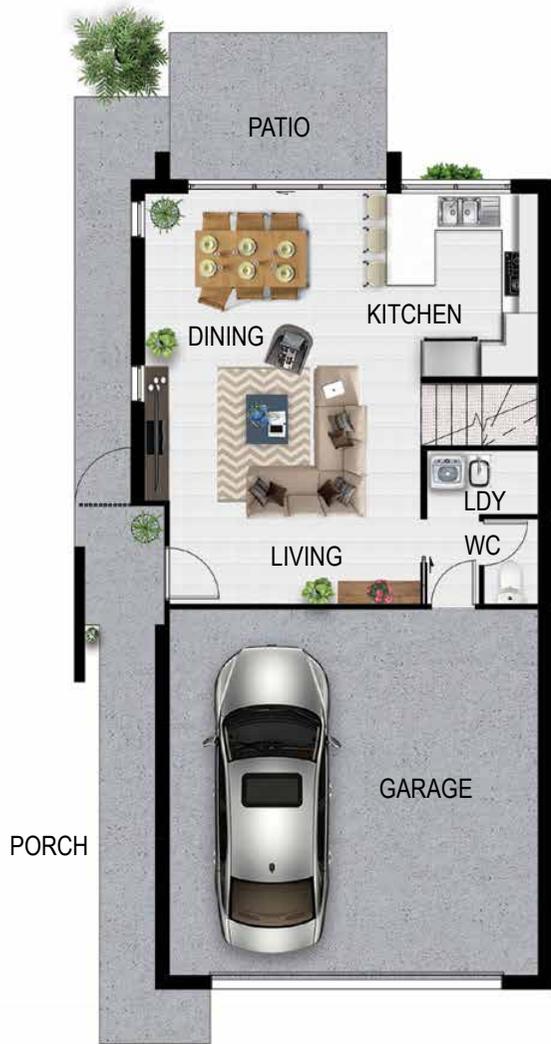
- 4 Bedrooms
- Bathrooms + Ensuite
- Ground Floor WC
- Double Garage
- Open Plan Living
- Modern Fixtures & Fittings



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

westport

Modern C

Living Areas

| | |
|--------------|----------------------|
| Ground Floor | 43.40 m ² |
| First Floor | 79.70 m ² |
| Garage | 39.60 m ² |
| Porch | 3.00 m ² |
| Patio | 8.90 m ² |

Total 174.60 m²

Features

- 4 Bedrooms
- Bathrooms + Ensuite
- Ground Floor WC
- Double Garage
- Open Plan Living
- Modern Fixtures & Fittings

ashmore

Quad Cube Modern A

Living Areas

| | |
|--------------|----------------------|
| Ground Floor | 52.80 m ² |
| First Floor | 65.70 m ² |
| Garage | 19.20 m ² |
| Balcony | 2.47 m ² |
| Porch | 1.31 m ² |

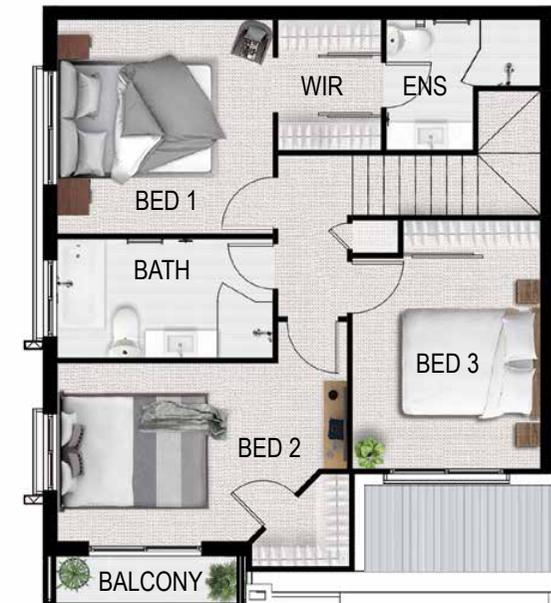
Total 141.48 m²

Features

- 3 Bedrooms
- Bathrooms + Ensuite
- Ground Floor WC
- Single Garage
- Open Plan Living
- Modern Fixtures & Fittings



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

ashmore

Quad Cube Modern B

Living Areas

| | |
|--------------|---------------------|
| Ground Floor | 52.8 m ² |
| First Floor | 65.7 m ² |
| Garage | 19.2 m ² |
| Porch | 1.3 m ² |

Total 139.0 m²

Features

- 3 Bedrooms
- Bathrooms + Ensuite
- Ground Floor WC
- Single Garage
- Open Plan Living
- Modern Fixtures & Fittings

noosa

Modern A

Living Areas

| | |
|--------------|----------------------|
| Ground Floor | 43.30 m ² |
| First Floor | 77.09 m ² |
| Garage | 20.68 m ² |
| Car Space | 12.18 m ² |
| Patio | 1.82 m ² |

Total 155.07 m²

Features

- 4 Bedrooms
- Bathrooms + Ensuite
- Ground Floor WC
- Single Garage
- Single Car Space*
- Open Plan Living
- Modern Fixtures & Fittings



GROUND FLOOR



FIRST FLOOR

*Please note units 49 are classed as Small Car Spaces. Unit 52 has no Additional Car Space. Refer to sales plans.

coolangatta

Modern A



GROUND FLOOR



FIRST FLOOR

*Please note units 54 and 55 are not end units and will not have side wall windows. Refer to sales plans.

Living Areas

| | |
|--------------|---------------------|
| Ground Floor | 48.9 m ² |
| First Floor | 72.9 m ² |

| | |
|-----------|---------------------|
| Garage | 21.1 m ² |
| Porch | 2.6 m ² |
| Patio | 2.9 m ² |
| Balcony 1 | 2.9 m ² |
| Balcony 2 | 2.8 m ² |

Total 154.1 m²

Features

- 3 Bedrooms + Study
- Bathrooms + Ensuite
- Ground Floor WC
- Single Garage
- Open Plan Living
- Modern Fixtures & Fittings
- 2 x Balconies

Images are indicative only.

gallery inclusions

Kitchen

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

Bathroom & Laundry

| | |
|-----------------|---|
| Showers | Semi-frameless glass shower with pivot action door |
| Bath | Acrylic or similar |
| Vanities | Manufactured stone top 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 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 October 2020

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

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 | Concrete |

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 | Venetians & verticals throughout |
| Flooring | Porcelain Tiles or Timber look flooring (Stone polymer composite) to Living areas* Porcelain Tiles to wet areas and carpet to bedrooms & stair. |

*Porcelain or Timber look flooring allocation is shared through the development and is determined by the developer.

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, Stanworth Road is the latest development in the vibrant suburb of Boondall.



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.