

WYNNUM

HEIGHTS



15 ALTER STREET, WYNNUM WEST

A Heran Building Group Development



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EXPLORE WYNNUM WEST

- 1** Brisbane City Centre
17.3KM / 30 MINUTES 🚗
- 2** Wynnum Plaza
20 m / 1 MINUTE 🚶
- 3** Wynnum West State School
20 m / 1 MINUTE 🚶
- 4** Ropley Road Park Wynnum
900 m / 1 MINUTE 🚗
- 5** Brisbane Bayside State College
1.2 KM / 2 MINUTES 🚗
- 6** Wynnum Golf Club
2.9 KM / 6 MINUTES 🚗
- 7** Wynnum Central Shopping Centre
3.2 KM / 7 MINUTES 🚗
- 8** Wynnum Jetty
4.3 KM / 9 MINUTES 🚗
- 9** Westfield Carina
8.7 KM / 16 MINUTES 🚗
- 10** The Gabba
13.8 KM / 25 MINUTES 🚗
- 11** Princess Alexandra Hospital
16.5 KM / 30 MINUTES 🚗
- 12** The University of Queensland
26.9 KM / 39 MINUTES 🚗





SUBURB OVERVIEW

Wynnum Heights is one of Heran Building Groups newest residential communities.

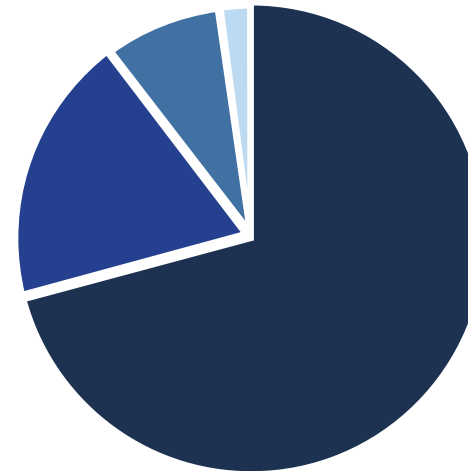
Wynnum West is only 25 mins away from Brisbane CBD and approximately 60 minutes from the beautiful Gold Coast. Whether you are looking for a spacious new home; are a new home buyer or you are looking to invest, Wynnum Heights ticks all the boxes. Why wait? Invest in your future today.

The suburb of Wynnum West is populated by an estimated 15,616* people, with an average age of 37 years and household size of 2.6 people*.

Local Amenities:

- Shopping Centres
- Medical Facilities
- Public Transport
- Schools
- Childcare Centres

*Source: Australian Bureau of Statistics



Dwelling Type - Wynnum

Houses	70%
Semi Detached	18%
Units	11%
Other	1%

Source: homesales.com.au

Heran Building Group, building quality homes in Queensland since 1952.



SUMMARY

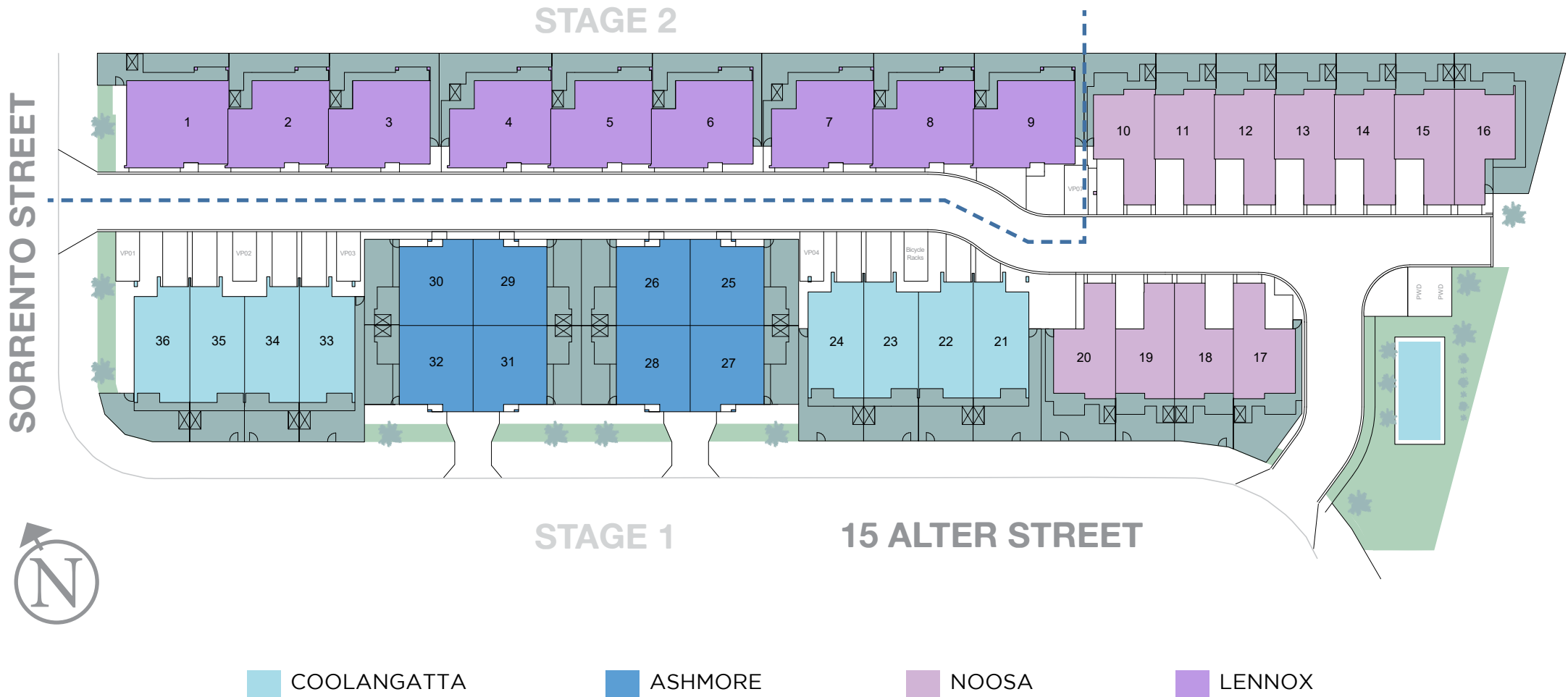
15 ALTER STREET

FROM: **\$609,900**

BODY CORPORATE LEVY FROM: **\$46.09/Week**

ESTIMATED RENTALS: **\$520-\$580/Week**

SITE PLAN



AERIAL OVERVIEW



NOOSA A



GROUND FLOOR



FIRST FLOOR

Areas:

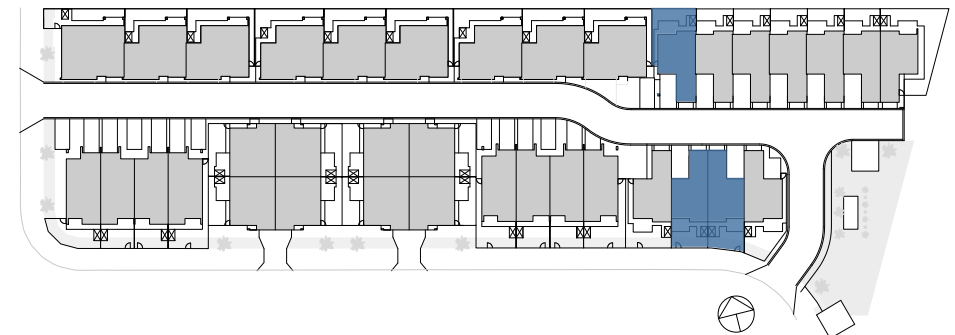
Internal Living: 122.4m²
Garage: 21.6m²
Car Space: 16.0m²

Covered Outdoor Area: 14.4m² (partially)

Total: 171.4m²

Features:

- Two storey townhome
- Four bedrooms
- Bathroom and ensuite
- Ground floor powder room
- Single garage and car space
- Spacious open plan living
- Ample storage



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

NOOSA B



GROUND FLOOR



FIRST FLOOR

Areas:

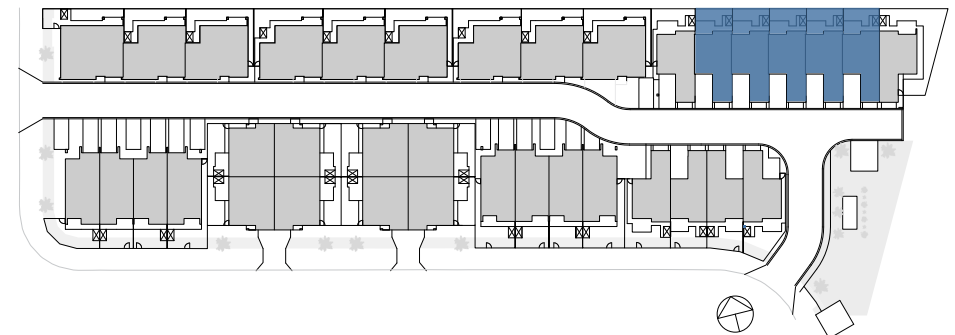
Internal Living: 126.4m²
Garage: 21.6m²
Car Space: 16.0m²

Covered Outdoor Area: 7.0m² (partially)

Total: 171.0m²

Features:

- Two storey townhome
- Three bedrooms + study/MPR
- Bathroom and ensuite
- Ground floor powder room
- Single garage and car space
- Spacious open plan living
- Ample storage



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NOOSA C



GROUND FLOOR



FIRST FLOOR

Areas:

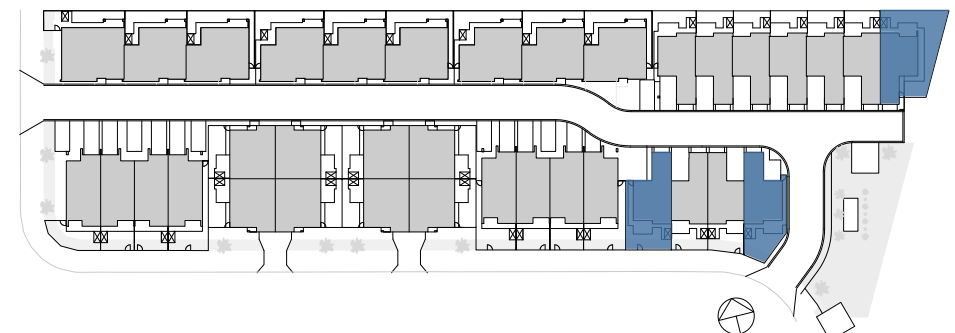
Internal Living: 110.8m²
 Garage: 20.7m²
 Car Space: 0.0m² (no car space)

Covered Outdoor Area: 13.0m² (partially)

Total: 144.5m²

Features:

- Two storey townhome
- Three bedrooms
- Bathroom and ensuite
- Ground floor powder room
- Single garage
- Spacious open plan living
- Ample storage



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COOLANGATTA G



GROUND FLOOR



FIRST FLOOR

Areas:

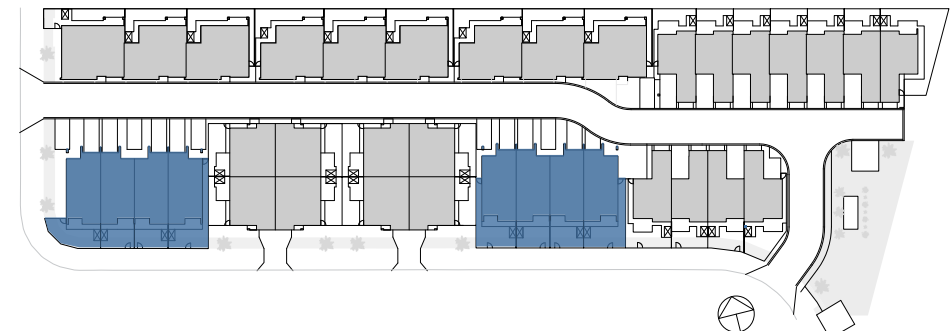
Internal Living: 121.4m²
Garage: 21.1m²

Covered Outdoor Area: 9.0m²

Total: 151.5m²

Features:

- Two storey townhome
- Three bedrooms
- Study area
- Bathroom and ensuite
- Ground floor powder room
- Single garage
- Spacious open plan living
- Ample storage



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ASHMORE CUBE B



GROUND FLOOR



FIRST FLOOR

Areas:

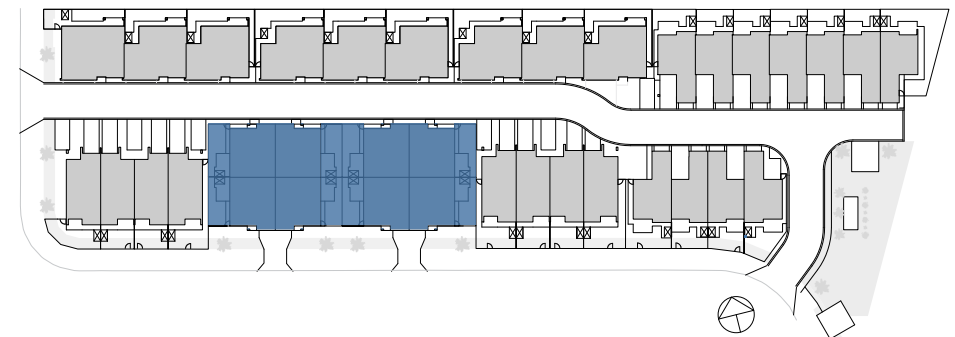
Internal Living: 118.8m²
Garage: 19.2m²

Covered Outdoor Area: 3.7m²

Total: 141.7m²

Features:

- Two storey townhome
- Three bedrooms
- Bathroom and ensuite
- Ground floor powder room
- Single lock up garage
- Spacious open plan living
- Ample storage



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LENNOX A



GROUND FLOOR



FIRST FLOOR

Areas:

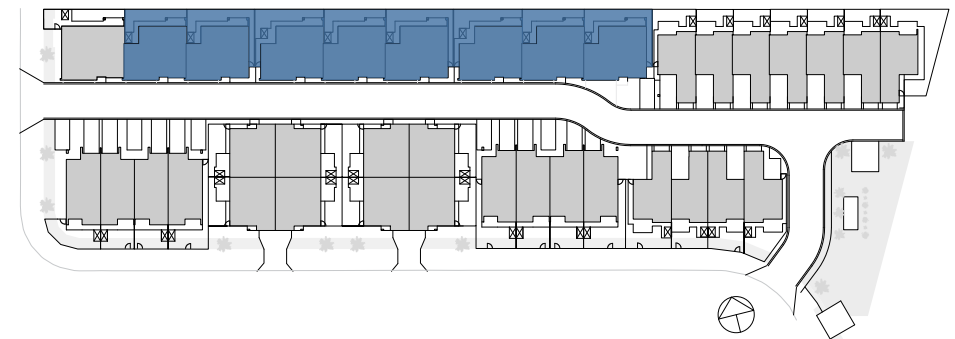
Internal Living: 138.4m²
Garage: 38.9m²

Covered Outdoor Area: 5.7m²

Total: 183.0m²

Features:

- Two storey townhome
- Three bedrooms + study/MPR
- Bathroom and ensuite
- Ground floor powder room
- Double lock up garage
- Spacious open plan living
- Ample storage



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LUXURY INCLUSIONS

OUTDOOR

Brick	Rendered and/or face brick external finish
Roof	Colorbond sheeting
Framing	Pine frame & roof trusses
Garage	Colorbond Timber-look sectional overhead door with remote control unit.
Windows & Sliding Doors	Powder coat aluminium with barrier screens (downstairs only)
Termite Protection	Penetrations & perimeter system
Hotwater System	Electric storage unit or electric continuous hot water unit
Courtyard	Private fully fenced
Clothesline	Hills 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

KITCHEN

Bench Top	Manufactured stone (square edge) top
Doors	Laminate
Splash Back	Coloured glass
Kitchen Sink	Stainless steel sink with mixer tapware
Appliances	European Pyrolytic stainless steel multifunction oven, cooktop, ducted rangehood and stainless steel dishwasher or similar
Features	LED lighting under overhead cupboards, fridge tap provision

INDOOR

Air-Conditioning	Ducted throughout with day/night function
Ceiling Fans	Ceiling Fans in all bedrooms
Electrical	Telephone, TV point etc, earth leakage safety switch, smoke detectors and generous amount of LED 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	Stained timber w/stainless steel wire balustrade and timber rails
Blinds	Venetians & roller blinds throughout
Flooring	Porcelain tiles, carpet & engineered timber flooring to main living areas

BATHROOM & LAUNDRY

Showers	Semi-frameless glass shower with pivot action door
Bath	Acrylic Freestanding/back to wall
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
Tiles	Full-height wall tiling

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 February 2021

HERAN BUILDING GROUP

In more recent times, Heran has risen quickly to become one of the top privately owned residential 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.

Building good quality,
affordable homes has
been a Heran family
tradition for three
generations.



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Built in the same superior standards synonymous with Heran Building Group, Wynnum Heights is the latest development in the vibrant suburb of Wynnum West.



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