

Limited Stock

NORTH SHORE

RESIDENCES



@ LUXURY 4 BEDROOM VILLAS

📍 20 BOULT CRESCENT , BURDELL

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EASTPORT MODERN
INTERNAL LAYOUT & DESIGN



SUBURB OVERVIEW

Whether it's a new home for the family or an investment for your retirement fund, make the smart choice and invest in Burdell.













North Shore Residences is cleverly positioned for strong ongoing demand thanks to its proximity to important hubs including employment, education, major shopping, arterial roads, and public transport.

Burdell feeds directly into the growing employment node of Townsville and surrounding suburbs via Woolcock St. The A1 is also only minutes away, providing easy access to all employment locations in the greater Townsville areas.

Boult Crescent is an evolving location, boasting two new shopping centres, including North Shore Shopping Centre and the nearby Stockland Townsville Shopping Centre, coupled with surrounding suburbs offering a diverse range of amenities from medical, health, retail services and casual dining/takeaway options.

Whether you are looking for a comfortable & spacious new home; or you are wanting to invest, NORTH SHORE RESIDENCES will tick all the boxes.

EXPLORE BURDELL

- | | | | |
|--|--|--|--|
| 1 Townsville Grammar School
700 m / 9 MINUTES  | 4 St Clare's Catholic School
260m / 3 MINUTES  | 7 Townsville Airport
10.6 KM / 12 MINUTES  | 10 Stockland Shopping Centre
11.2 KM / 14 MINUTES  |
| 2 North Shore Shopping Centre
650 m / 8 MINUTES  | 5 Pandanus Park Golf Centre
3.2 KM / 5 MINUTES  | 8 Mater Hospital Pimlico
12.6 KM / 16 MINUTES  | 11 Breakwater Marina
15.9KM / 20 MINUTES  |
| 3 North Shore Bunnings
300 m / 4 MINUTES  | 6 Tafe Queensland Townsville
4.0 KM / 6 MINUTES  | 9 James Cook University
16.2 KM / 16 MINUTES  | 12 Townsville CBD
13.4KM / 15 MINUTES  |



Townsville CBD - 18mins

Bohle River

Bohle River

Townsville Grammar School

1

Burdell Park North Shore

2

North Shore Shopping Centre

Northern Beaches Leisure Centre

Bus Stop

St Clare's Catholic School

Childcare Centre

4

Bunnings North Shore

3

BURDELL
SUBURB AERIAL VIEW



SUMMARY

20 BOULT CRESCENT, BURDELL

FROM: **\$445,900**

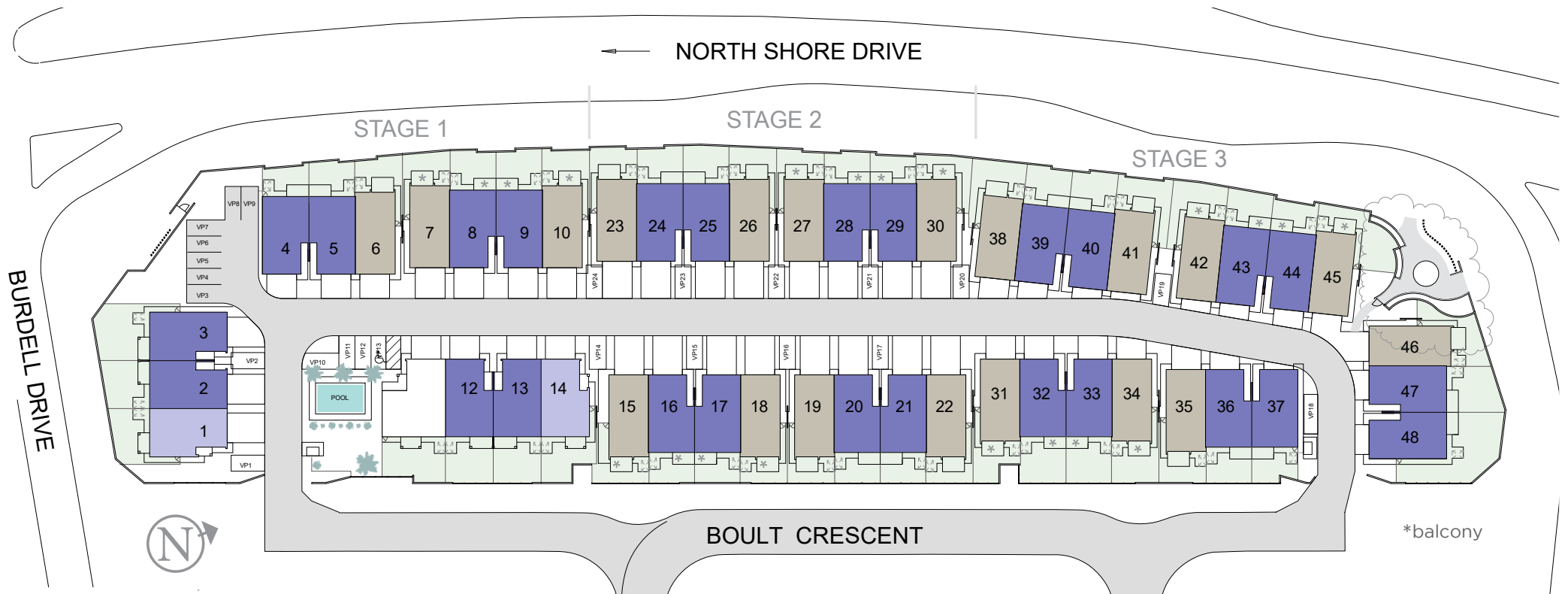
BODY CORPORATE LEVY: **\$64.04/Week**

ESTIMATED RENTALS: **\$420-450/Week**

SITE PLAN

TOWNHOME TYPES

 EASTPORT A  EASTPORT B  WESTPORT A



*See Floor Plans and also always refer to Architectural Plans regards balconies and details. Note: Standard design shown, actual colours, facade, floor plans and townhome groupings may differ between units. Renders and floorplans are only indicative.

EASTPORT

MODERN A

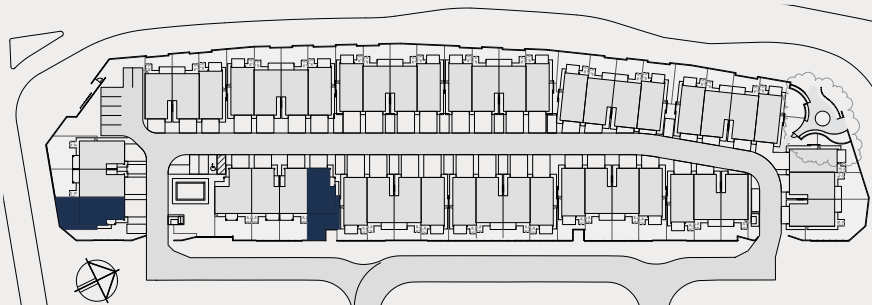
Spacious two storey, 4 bedroom townhome with double lock up garage. Open plan living and kitchen with island bench. Bathroom, ensuite and ground floor WC as well as ample storage space.

Internal Living Area: 123.8 m²

Garage: 39.4 m²

Covered Outdoor Area: 6.8 m²

Total: 170.0 m²



* Standard design shown. Actual colours, facade and floor plans may differ between units.

* Areas may vary depending on Lot number, please refer to stock list for floor area of each individual lot.

EASTPORT

MODERN B

Lots 8,9,16,17,28,29,32,33,43,44 with balcony

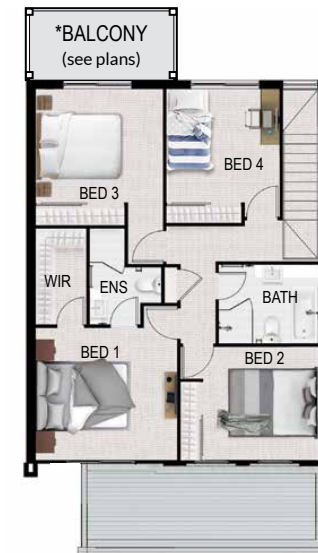
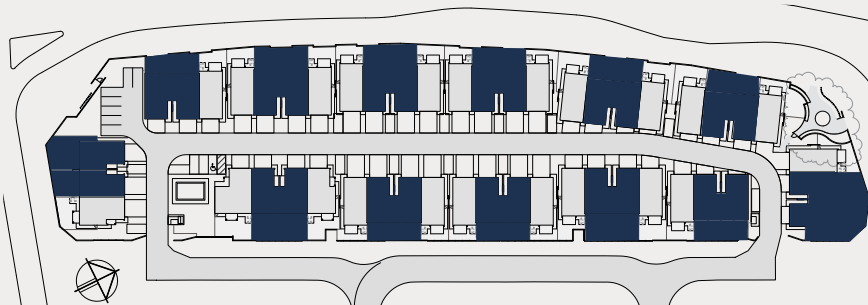
Spacious two storey, 4 bedroom townhome with double lock up garage. Open plan living and kitchen with island bench. Bathroom, ensuite and ground floor WC as well as ample storage space.

Internal Living Area: 123.8 m²

Garage: 39.4 m²

Covered Outdoor Area: 6.8 m²

Total: 170.0 m²



* Standard design shown. Actual colours, facade and floor plans may differ between units.

* Areas may vary depending on Lot number, please refer to stock list for floor area of each individual lot.

GALLERY INCLUSIONS

TOWNHOMES

KITCHEN

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

BATHROOM & LAUNDRY

Showers	Glass shower screen with pivot action door
Bath	Acrylic or similar
Vanities	Laminate 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 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 November 2021

INDOOR

Air-Conditioning	Multi head split systems to bedrooms and living room
Ceiling Fans	To all bedrooms and living room
Electrical	Telephone/TV points etc, earth leakage safety switch, smoke detectors & generous amount of lighting & power points and USB 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	Tiles & 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 to the ground floor and insect screens to the top floor
Termite Protection	Penetrations & perimeter system
Hot Water System	Electric storage unit or electric continuous hot water unit
Courtyard	Private fully fenced
Clothesline	Wall mounted
Amenities	Swimming pool
Landscaping	Professional landscaping to townhomes & common areas
Parking	Ample visitor car parking
Driveways	Concrete driveways (exposed)
Internal Roads	Concrete

HERAN BUILDING GROUP

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.

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, North Shore Residences is the latest development in the vibrant suburb of Burdell.



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