

Limited  
Availability

# menser

RESIDENCES

BRISBANE • CALAMVALE



85 Menser Street, Calamvale 4116

# TOWNHOMES

## 4 BEDROOM DOUBLE GARAGE

**HERAN**  
BUILDING GROUP PTY. LTD.

Brisbane City  
21Km

Griffith University  
Nathan Campus  
10Km

Acacia Ridge Industrial Precinct  
5.1Km

Algester State School  
2Km

St Stephens Catholic Primary School  
2Km

Nottingham Road Park  
400M

AJ Sports Centre  
1.7Km

Bus Stop

Calamvale District Park  
500M



Parkinson Duck Pond  
And Park

Gold Coast - 50mins

Sunnybank ●  
7.7Km

Sunnybank Hills Shopping Town ●  
4Km

Calamvale Community  
College - 900M

Calamvale Marketplace  
900M

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# Explore Calamvale

## RESTAURANTS & BARS

01. Haoke Chinese Seafood
02. Vindaloo 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

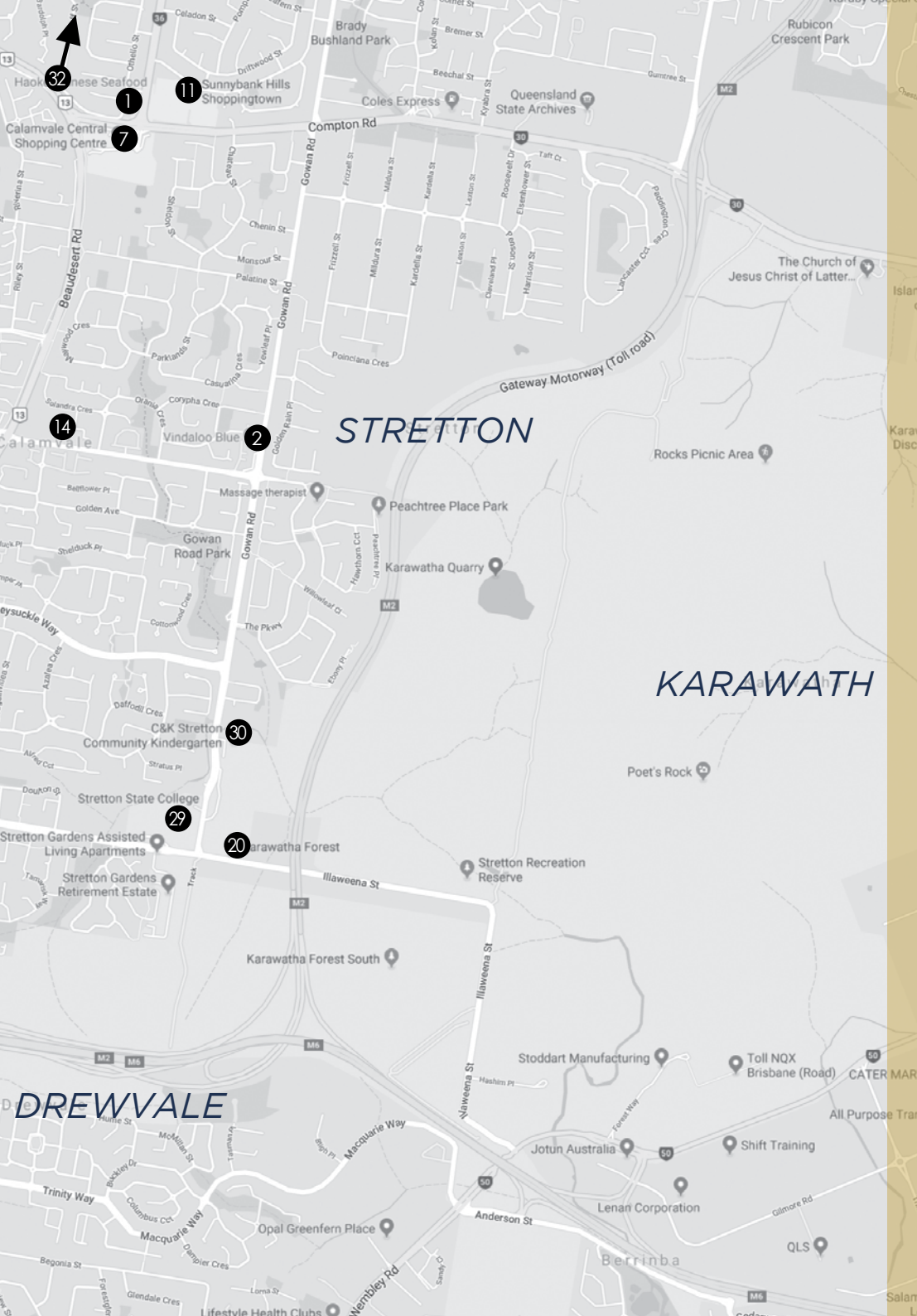
## EDUCATION

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





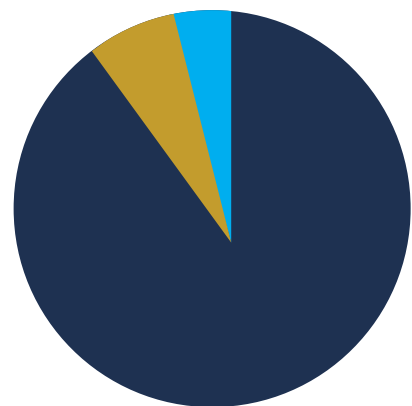
# Suburb Overview

Menser Residences is one of Heran Building Groups newest residential communities. Calamvale is only 30 minutes 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, Menser Residences ticks all the boxes.





Why wait? Invest in your future today.

The suburb of Calamvale is populated by an estimated 17, 124\*, with over 75%\* owner-occupied dwellings.

\* Australian Bureau of Statistics



Dwelling Type - Calamvale

	Houses	90%
	Semi Detached	6%
	Units	0%
	Other	4%





# Townhome Summary

## Owner and Investor Expectation

Selling From  
**\$496,900**

Body Corporate Levy From  
**\$47.92** per week

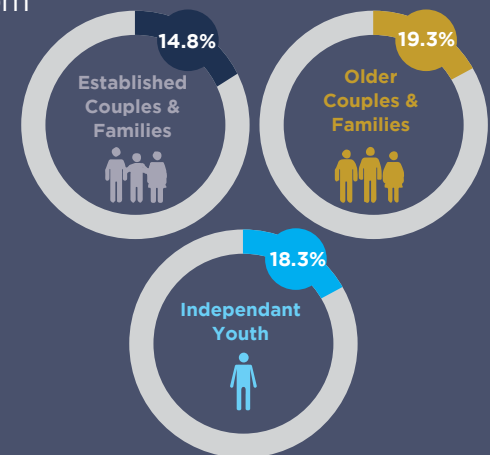
Rentals From  
**\$485 – \$515** per week

View Per Property on realestate.com

**863** Visits per property **Average of QLD**



**496** Visits per property **Calamvale**



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.

# Menser Residences - Site Plan





# Eastport Interior



# Eastport



## 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. Lots 18 & 21 have rear balconies.

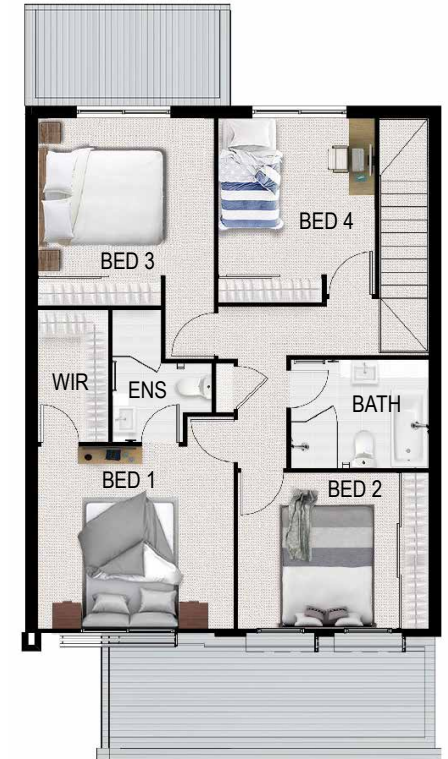
### AREAS:

Internal Living: 123.8 m<sup>2</sup>

Garage: 39.4m<sup>2</sup>

Covered Outdoor Area: 6.8 m<sup>2</sup>

**TOTAL** 170.0 m<sup>2</sup>



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



## 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.

\*Lots 17, 19, 20 & 22 have rear balconies.

### AREAS:

Internal Living: 124.7 m<sup>2</sup>

Garage: 39.9 m<sup>2</sup>

Covered Outdoor Area: 9.2 m<sup>2</sup>

**TOTAL 173.8 m<sup>2</sup>**



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

# Gallery Inclusions

## KITCHEN

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<b>Bench Top</b>	Manufactured Stone (Square Edge)
<b>Doors</b>	Laminate
<b>Splash back</b>	Glass
<b>Kitchen Sink</b>	Stainless steel sink with mixer tapware
<b>Appliances</b>	European stainless steel multifunction oven, cooktop, rangehood and stainless steel dishwasher or similar Tap to refrigerator position

## BATHROOM & LAUNDRY

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<b>Showers</b>	Semi-frameless glass shower screen with pivot action door
<b>Bath</b>	Acrylic or similar
<b>Vanities</b>	Manufactured stone top (square edge) with laminate doors, semi recessed basin or similar with mixer tapware
<b>Toilets</b>	Water saving dual flush cisterns to WC's
<b>Laundry</b>	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 Feb 2021

## INDOOR

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<b>Air-Conditioning</b>	Split system to living area & master bedroom
<b>Ceiling Fans</b>	Ceiling fans in all bedroom and living room
<b>Electrical</b>	USB points to Kitchen and Bedrooms, Telephone/TV points etc, earth leakage safety switch, smoke detectors & generous amount of lighting & power points. Television Antenna
<b>Insulation</b>	Ceiling batts
<b>Paint</b>	Washable paint to walls
<b>Doors</b>	Modern flush panel with stylish door furniture
<b>Robes</b>	Mirror Sliding Doors
<b>Stairs</b>	Carpeted, aluminium balustrade & timber rails
<b>Blinds</b>	Roller blinds and venetians throughout
<b>Flooring</b>	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.

## OUTDOOR

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



# 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.



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# Westport Interior





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



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.