

Limited  
Availability

# parkside

RESIDENCES

BRISBANE • ROCHEDALE



25 School Road, Rochedale 4123

**TOWNHOMES**  
**4 BEDROOM SLUG/DLUG**



Sunnybank Shopping Centre  
9 Minutes

Griffith University Nathan Campus  
15 Minutes

Griffith University Mt Gravatt Campus  
12 Minutes

Brisbane City  
18 Minutes

QEI Jubilee Hospital  
15 Minutes

QLD Academy of Sport  
14 Minutes

Westfield Garden City  
7 Minutes

TAFE Queensland Mt Gravatt  
14 Minutes

Brisbane Technology Park  
1 Minute

M3

Busway

**parkside**  
RESIDENCES

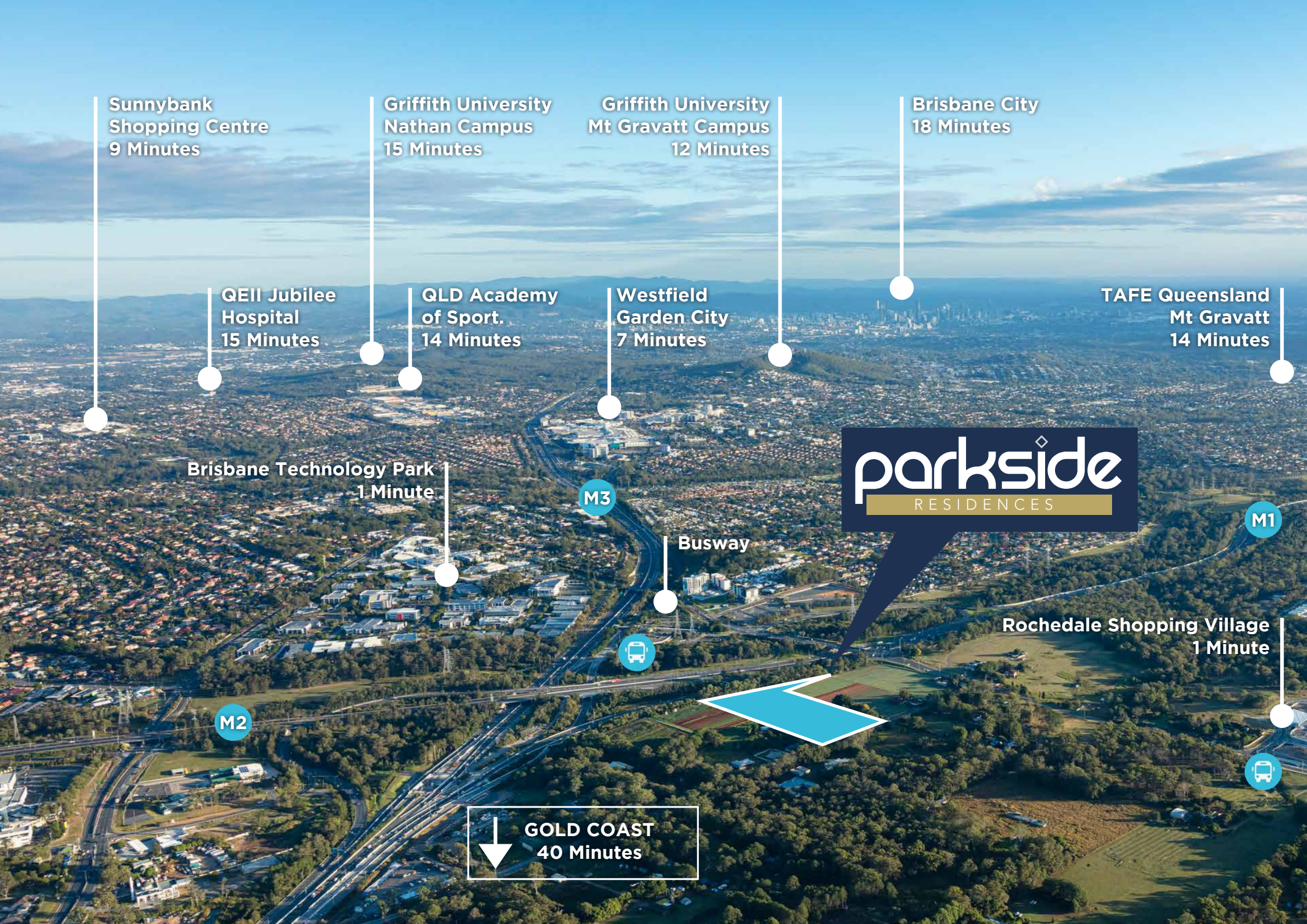
M1

Rochedale Shopping Village  
1 Minute

M2

GOLD COAST  
40 Minutes

Busway



Brisbane Airport  
20 Minutes

SUNSHINE COAST  
90 Minutes

Rochedale State School  
2 Minutes

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# Explore Rochedale

## EDUCATION

01. Rochedale State High School
02. Rochedale Childcare Centre OSCH
02. Rochedale State School
03. St Johns Lutheran Kindergarten
04. Griffith University Nathan Campus

## RECREATION, SPORT, ARTS & CULTURE

05. Rochedale Scout Camp
06. Brisbane Technology Park
07. Wishart Community Park
08. Sunnybank Community & Sports Club
09. Holmead Park
10. Runcorn Dog Park
11. QLD Academy of Sport

## SHOPPING CENTRE

12. Rochedale Central Shopping Centre
13. Westfield Garden City
14. Eight Mile Plains Shopping Centre

## HEALTH & MEDICAL

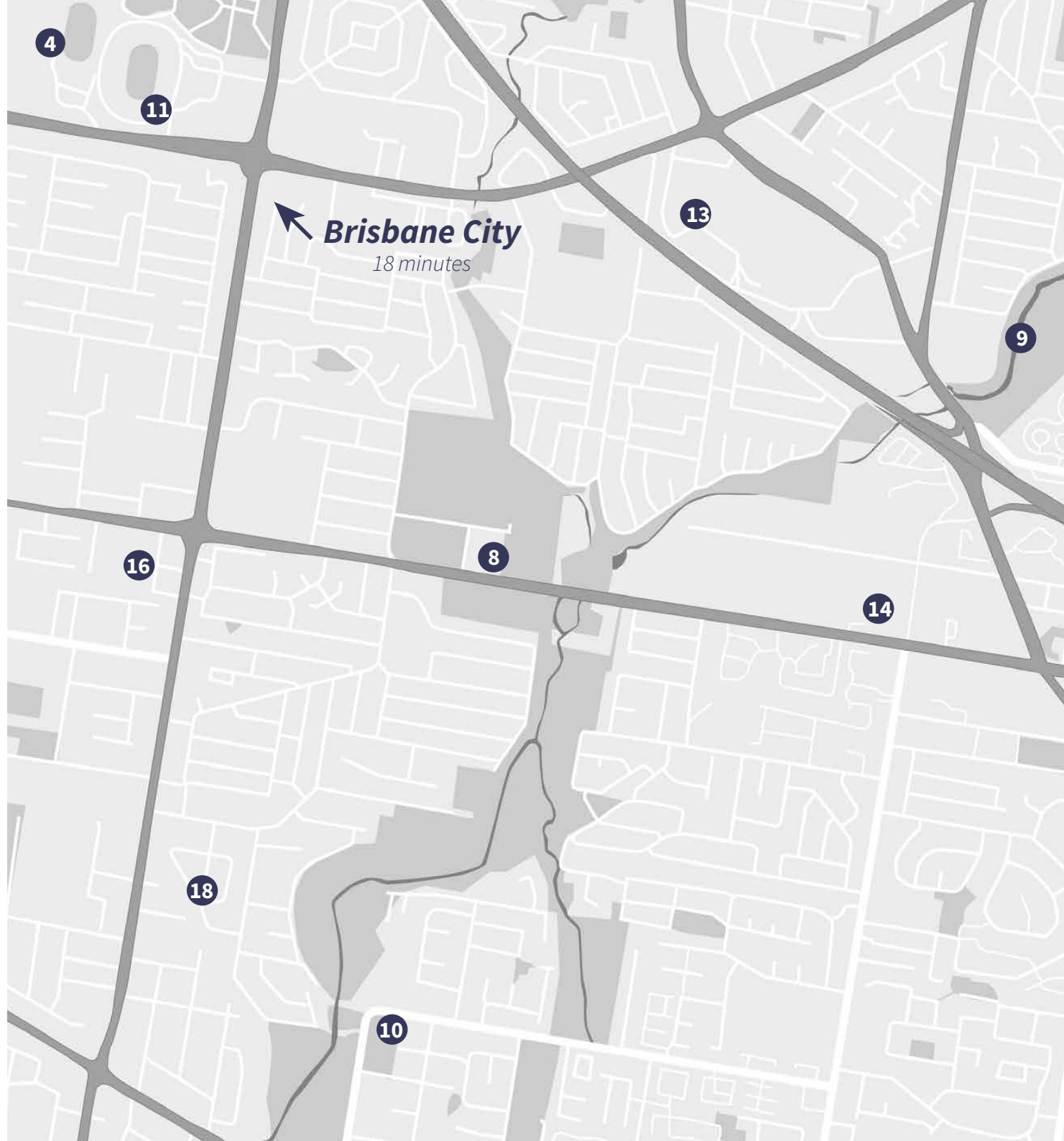
14. Eight Mile Plains Shopping Centre  
*Doctor, Dentist, Physio, Acupuncture*
15. Eight Mile Plains Family Doctor
16. Sunnybank Private Hospital

## PUBLIC TRANSPORT

17. Bus Interchange
18. Altandi Train Station

## OTHER

19. Fresh Strawberry Farm
20. Rochedale Markets





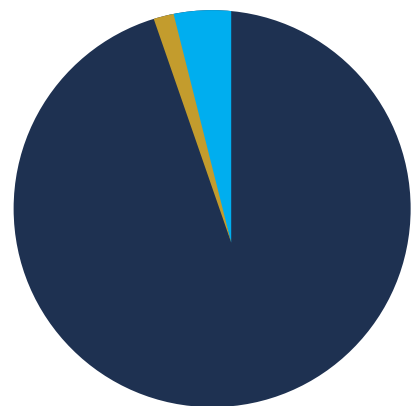
# Suburb Overview

Rochedale feeds directly into the growing employment node of Mt.Gravatt and surrounding suburbs via Miles Platting Rd. The Gateway Arterial Rd is also only minutes away, providing easy access to all employment locations on the East side of Brisbane.





Parkside Residences is cleverly positioned for strong ongoing growth for jobs and facilities.

Rochedale is populated by an estimated 3,175\*, with over 80%\* owner-occupied dwellings.

\* Australian Bureau of Statistics



Dwelling Type - Rochedale

	Houses	94%
	Semi Detached	1%
	Units	1%
	Other	4%





# Townhome Summary

## Owner and Investor Expectation

Selling From

**\$695,900**

Body Corporate Levy From

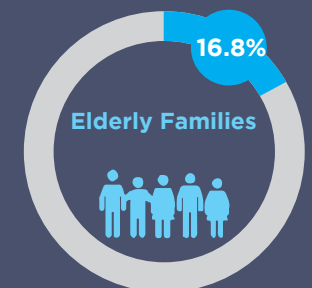
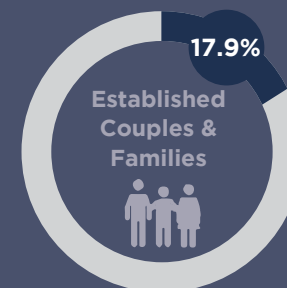
**\$46.35** per week

Rentals From

**\$550** per week approx. (Based on 4 Bed DLUG)

## Rochedale

### Family Demographics



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



# Parkside Residences - Site Plan

\*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.

STAGE 4

STAGE 3

STAGE 1

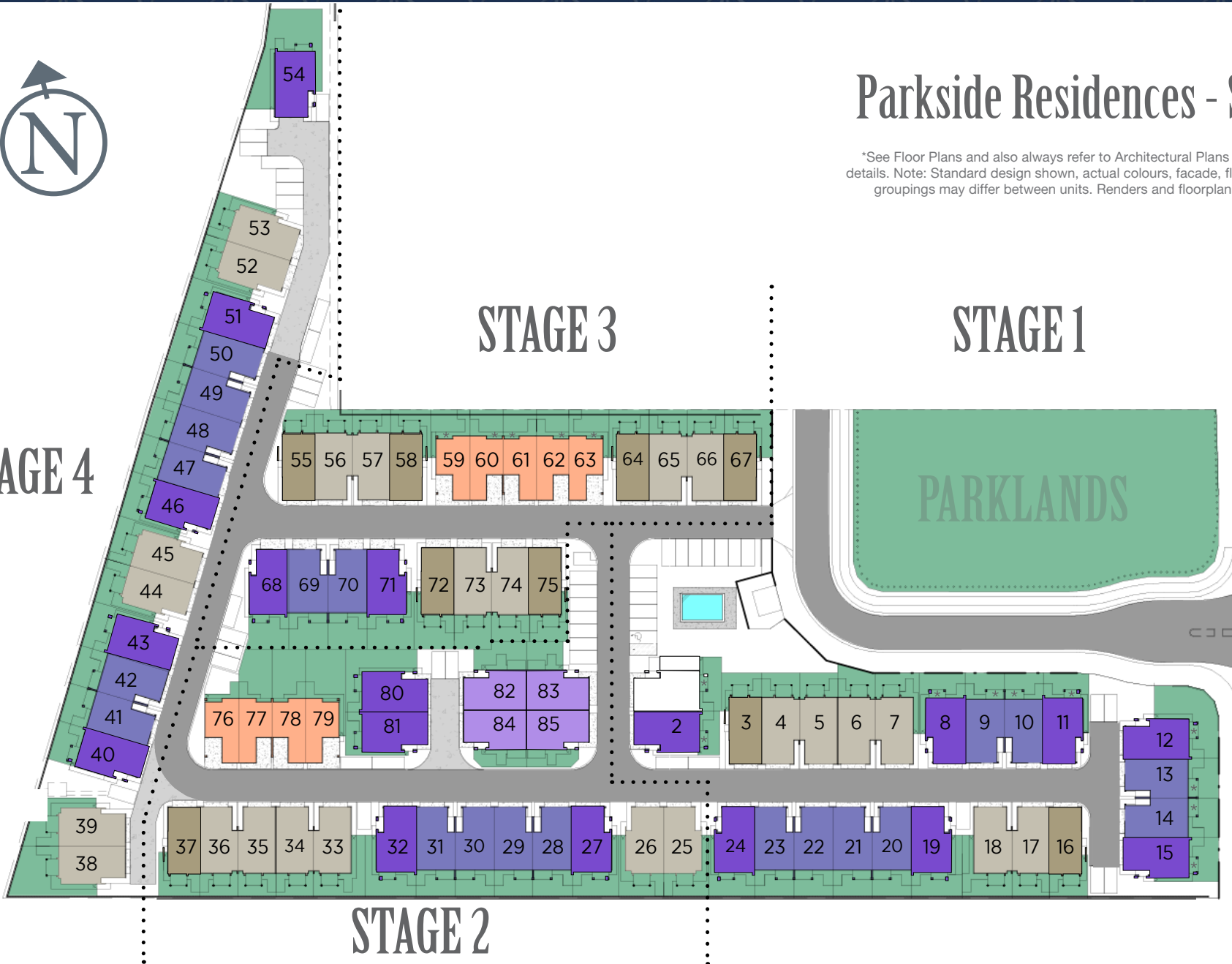
PARKLANDS

SCHOOL ROAD

STAGE 2

\*balcony

- EASTPORT A
- EASTPORT B
- EASTPORT C
- WESTPORT A
- WESTPORT B
- NOOSA A





# Eastport Interior



# Eastport



## 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 2, 12, 15, 51, 54, 80 & 81 have an additional carspace under exclusive use.

### AREAS:

Internal Living: 129.8 m<sup>2</sup>

Garage: 38.4 m<sup>2</sup>

Covered Outdoor Area: 9.7 m<sup>2</sup>

**TOTAL** 177.9 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.

# 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.

### 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.

# Eastport



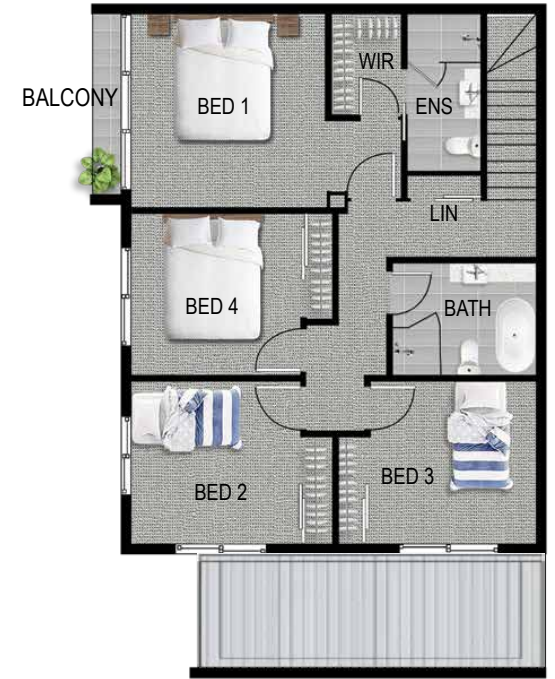
## MODERN C

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 82-85 have an additional carspace under exclusive use.

### AREAS:

Internal Living:	128.3 m <sup>2</sup>
Garage:	38.4 m <sup>2</sup>
Balcony:	2.2 m <sup>2</sup>
Covered Outdoor Area:	11.5 m <sup>2</sup>
<b>TOTAL</b>	<b>180.4 m<sup>2</sup></b>



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

# Noosa



## MODERN A

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

### AREAS:

Internal Living:	121.1 m <sup>2</sup>
Garage:	20.7 m <sup>2</sup>
Car Space:	16.0 m <sup>2</sup>
Covered Outdoor Area:	1.9 m <sup>2</sup>
<b>TOTAL</b>	<b>159.7 m<sup>2</sup></b>



\*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.

\*Lots 3, 16, 64, 67, 72 and 75 have an additional carspace under exclusive use.

### 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.

# 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.

\*Lots 52, 53, 65, 66, 73 and 74 have an additional carspace under exclusive use.

### AREAS:

Internal Living: 130.5 m<sup>2</sup>

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

Covered Outdoor Area: 9.3 m<sup>2</sup>

**TOTAL** 179.2 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.





# Westport Interior



# Gallery Inclusions

## KITCHEN

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<b>Bench Top</b>	Manufactured Stone
<b>Doors</b>	Laminate
<b>Splash back</b>	Painted Glass
<b>Kitchen Sink</b>	Stainless steel sink with mixer tapware
<b>Lighting</b>	LED lighting under overhead cupboards
<b>Appliances</b>	European pyrolitic 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 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>	Ducted Air-Conditioning with Day/Night function
<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 LED 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>	Stained timber with stainless steel wire balustrade and timber rails
<b>Blinds</b>	Roller blinds and venetians throughout
<b>Flooring</b>	Porcelain Tiles, carpet and engineered timber flooring to main living areas

## 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>	Timber look Sectional overhead door & 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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Southport QLD 4215

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[www.heran.com.au](http://www.heran.com.au)



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



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