



adena
RESIDENCES

BRISBANE • WYNNUM WEST

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📍 41 Sorrento Street



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indicative representations

Brisbane CBD 30 mins

Gateway Motorway 10 mins

University of Queensland 40 mins



Port Of Brisbane

Wynnum Central Station

Brisbane Bayside State College

Wynnum Town Centre

Iona College

Brisbane Airport

Wynnum Age Care

Wynnum Golf Club

Lindum Station

Wynnum West State School

Wynnum Plaza

Wynnum Aerial

Gold Coast 60 mins



Bunnings

Wynnum Pandanus Beach

Wynnum Memorial Park

Manly Boat Harbour



Site Plan - Stage 1

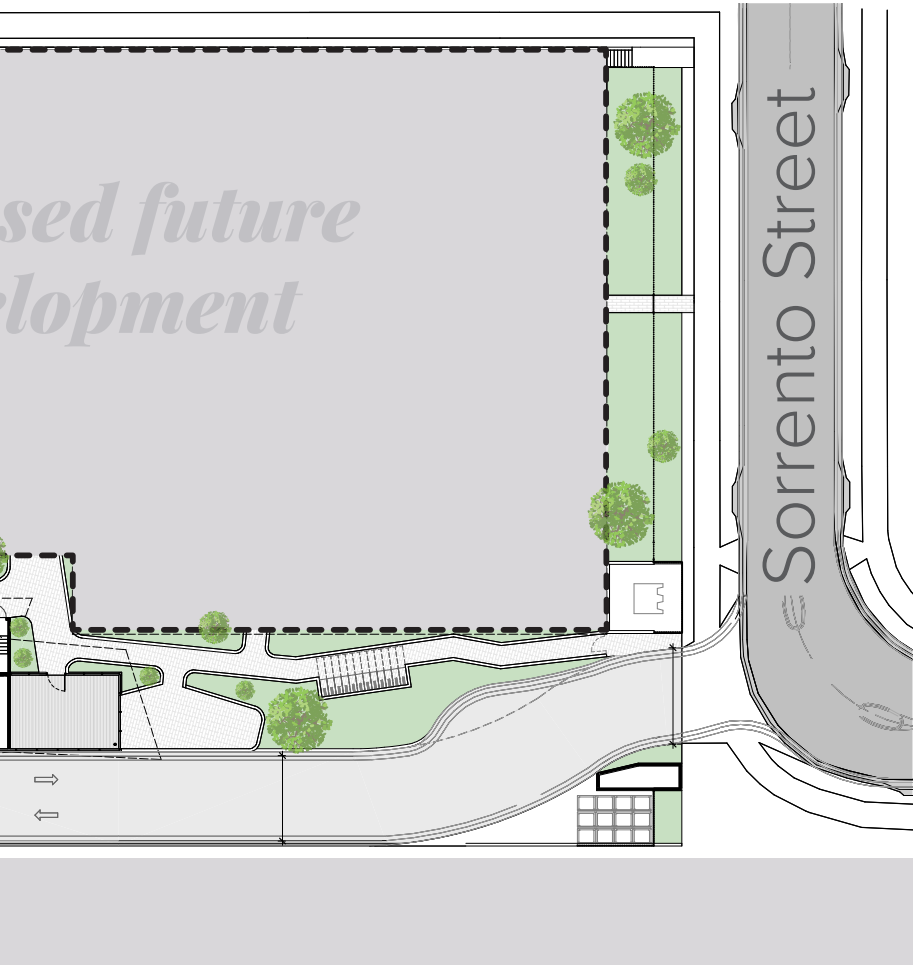
to Brisbane CBD

Stage 1





to Moreton Bay →



*indicative representations



*indicative representations



luxurious living

Minutes to rivers, beaches, golf courses, marinas and luscious parkland, Adena is truly a perfect synergy of lifestyle and spacious design. This enviable location is only 16 kilometres from the CBD and offers all the convenience of the thriving Brisbane metropolitan at your fingertips.

With everything Wynnum has to offer at your doorstep, you won't have to venture far for convenience or adventure. Wynnum Beach, Moreton Bay, Manly Yacht Club, Wynnum Mangrove Boardwalk, Wynnum Golf Club, schools, parklands and shopping centres are all within a 10-minute drive.



suburb summary

Owner and Investor Expectation



SELLING NOW

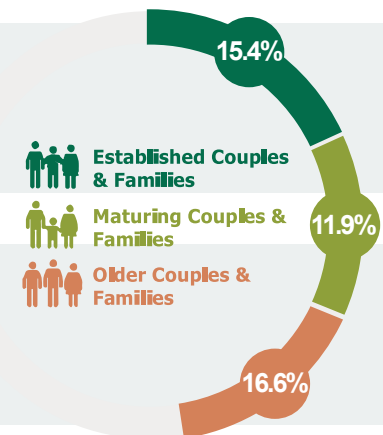


Body Corporate Levy From **\$70.05** /Week

Rentals From **\$440 - \$570** /Week

Nearby

Shopping Centres, Medical Facilities, Public Transport, Schools, Golf Course, Childcare Centres, Moreton Bay, Manly Yacht Club and much more...



This data was collected from the average property sales price within a 12 month period. Data supplied by realestate.com.au Correct as of mid 2021

urban sophistication

Adena is a stunning architecturally designed enclave with sleek, modern finishes throughout. Enjoy coming home to a luxurious two or three-bedroom apartment perfectly suited to discerning buyers wanting the bayside lifestyle. Adena apartments are the perfect balance of open plan living and dining complemented with a large Master Suite for retreating when a quiet moment is needed.

Each apartment features extensive balcony space, ideal for entertaining friends and family or perfect for soaking up the ever-changing vistas of Brisbane and the bay. Residents will also enjoy unrestricted access to the stunning landscaped rooftop gardens and huge BBQ area which take advantage of the 360 degrees across Brisbane year-round. Adena also boasts a residents' pool and gym.

Adena, where urban luxury meets bayside living.





South-West apartment depicted.

type A - Lvl 2-5

3 bedroom | 2 bathroom

Spacious open plan living with large balcony. East & West apartments. Actual floorplan may be a reflection of shown layout.

EAST APARTMENTS	No. 121 131 141 151
WEST APARTMENTS	No. 123 133 143 153
Internal :	116 m ²
Balcony :	26 m ²
Total :	142 m ²



Images are indicative only. 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 as at September 2022

type B - Lvl 2-5

2 bedroom | 2 bathroom

Spacious open plan living with large balcony.
South apartments.

SOUTH APARTMENTS No. 122 132 142 152

Internal :	92 m ²
Balcony :	16 m ²
Total :	109 m ²



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South apartment depicted.



West apartment depicted.

type C - Lvl 2-5

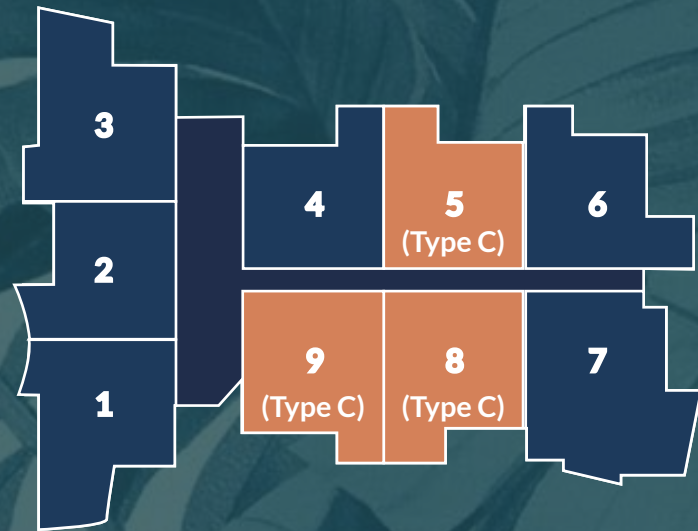
2 bedroom | 2 bathroom

Spacious open plan living with large balcony.
South-East, East & West apartments.

EAST APARTMENTS No. 128-9 138-9 148-9 158-9

WEST APARTMENTS No. 125 135 145 155

Internal :	94 m ²
Balcony :	23 m ²
Total :	118 m²



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type D - Lvl 2-5

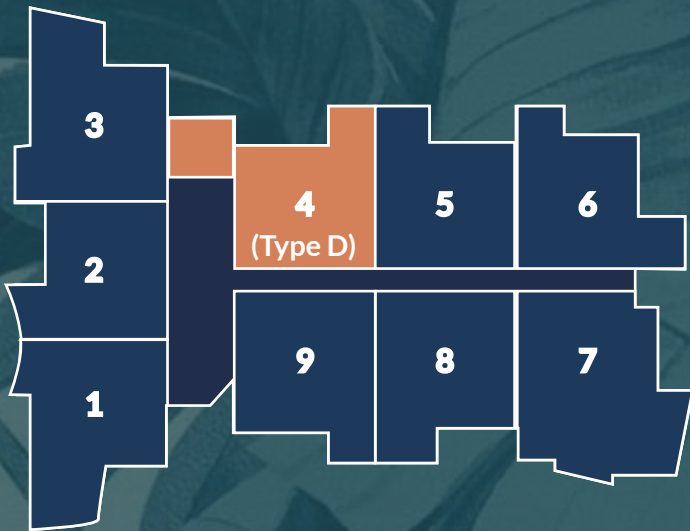
3 bedroom | 2 bathroom

Spacious open plan living with large balcony. West apartment.

WEST APARTMENTS

No. 124 134 144 154

Internal :	107 m ²
Balcony :	32 m ²
Total :	139 m ²



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West apartment depicted.

type E - Lvl 2-5

3 bedroom | 2 bathroom

Spacious open plan living with large balcony.
North-West apartment.



WEST APARTMENTS

No. 126 136 146 156

Internal :	108 m ²
Balcony :	32 m ²
Total :	140 m ²



North apartment depicted.

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type G - Lvl 2-5

3 bedroom | 2 bathroom

Spacious open plan living with large balcony.
North-East apartment.

EAST APARTMENTS

No. 127 137 147 157

Internal :	116 m ²
Balcony :	29 m ²
<hr/>	
Total :	145 m ²



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North-East apartment depicted.

type A - Ground

3 bedroom | 2 bathroom

Spacious open plan living with large balcony. East & West apartments. Actual floorplan may be a reflection of shown layout.

EAST APARTMENTS	No. 111	
Internal :		116 m ²
Balcony :		56 m ²
Total :		172 m ²

WEST APARTMENTS	No. 113	
Internal :		116 m ²
Balcony :		68 m ²
Total :		184 m ²



South-West apartment depicted.



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type B – Ground

2 bedroom | 2 bathroom

Spacious open plan living with large balcony.
South apartment.

SOUTH APARTMENTS No. 112

Internal :	92 m ²
Balcony :	18 m ²
Total :	111 m ²



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South apartment depicted.



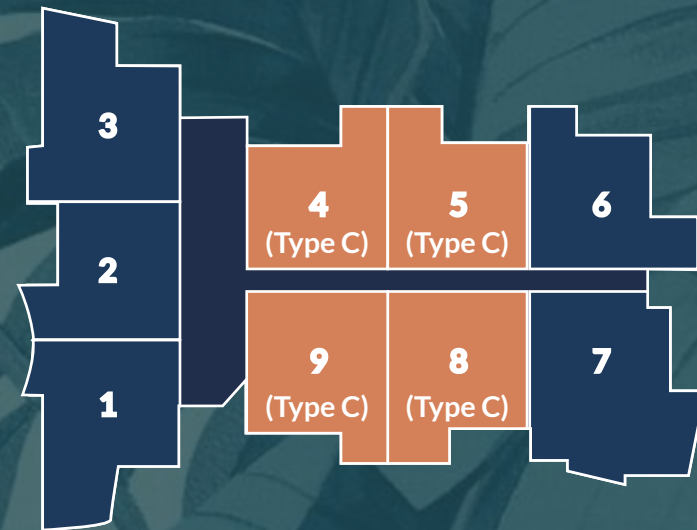
type C – Ground

2 bedroom | 2 bathroom

Spacious open plan living with large balcony. East & West apartments. Actual floorplan may be a reflection of shown layout.

EAST APARTMENTS	No. 114	
Internal :		94 m ²
Balcony :		51 m ²
Total :		145 m ²

EAST APARTMENTS	No. 115	
WEST APARTMENTS	No. 118 119	
Internal :		94 m ²
Balcony :		38 m ²
Total :		132 m ²



West apartment depicted. (115)

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type E – Ground

3 bedroom | 2 bathroom

Spacious open plan living with large balcony.
North-West apartment.

WEST APARTMENTS

No. 116

Internal :	108 m ²
Balcony :	69 m ²
<hr/>	
Total :	182 m ²



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North apartment depicted.



North-East apartment depicted.

type F – Ground

2 bedroom | 2 bathroom

Spacious open plan living with large balcony.
North apartment.

EAST APARTMENTS

No. 117

Internal :	106 m ²
Balcony :	52 m ²
Total :	158 m²



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luxury inclusions



*indicative representation

General External Features

BBQ area, Gym, Amenities block, Communal Rooftop Gardens, Outdoor swimming pool, Lush landscaping with night lighting

Common Area Features

Vitrified porcelain floor tile, Commercial glass entry door, Metal rod balustrade

Internal Features

Ducted Air-conditioning, Cable TV and internet access (wiring only), Intercom system, Telephone points, Quality carpets and tiles, Washable paint to all walls, Roller blinds throughout, or similar, Shelves and hanging rails to wardrobes, Quality internal and external door furniture

Bedrooms

Durable carpet, Built-in wardrobes with mirrored sliding doors as applicable or walk in robe

Kitchen + Living

Premium joinery, Engineered stone bench tops, Engineered glass splashback, Ample pantry space, Island bench or gallery kitchen designs, Integrated Dishwasher, Stainless steel kitchen sink with mixer tap, Stainless steel European appliances, Electric under bench oven, Gas cooktop, Rangehood, Engineered Timber Flooring, Quality door handles, Blinds



*All images are an indicative representation

	Light Scheme	Mid Scheme
Benchtops		
Flooring		
Cabinetry		
Tiling		
Carpet		



Bathroom + Ensuite

Full height wall tiling, Towel rail, Toilet roll holder, Robe hook, Frameless glass shower screen, Fully adjustable shower heads, Freestanding bathtub, Undermount basin with engineered stone vanity unit, Quality mixer tapware, Polished edge frameless mirror wall cabinet, Privacy locks to all bathrooms and WC's, Dual flush in wall cisterns

Laundry

Walls: Paint finish with tiled splashback, Clothes dryer, Stainless steel laundry tub

Security Features

Intercom system to each apartment

**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 as at September 2022*

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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