

La Maison

villas

23 GRIFFITH PLACE
SEVEN HILLS, BRISBANE

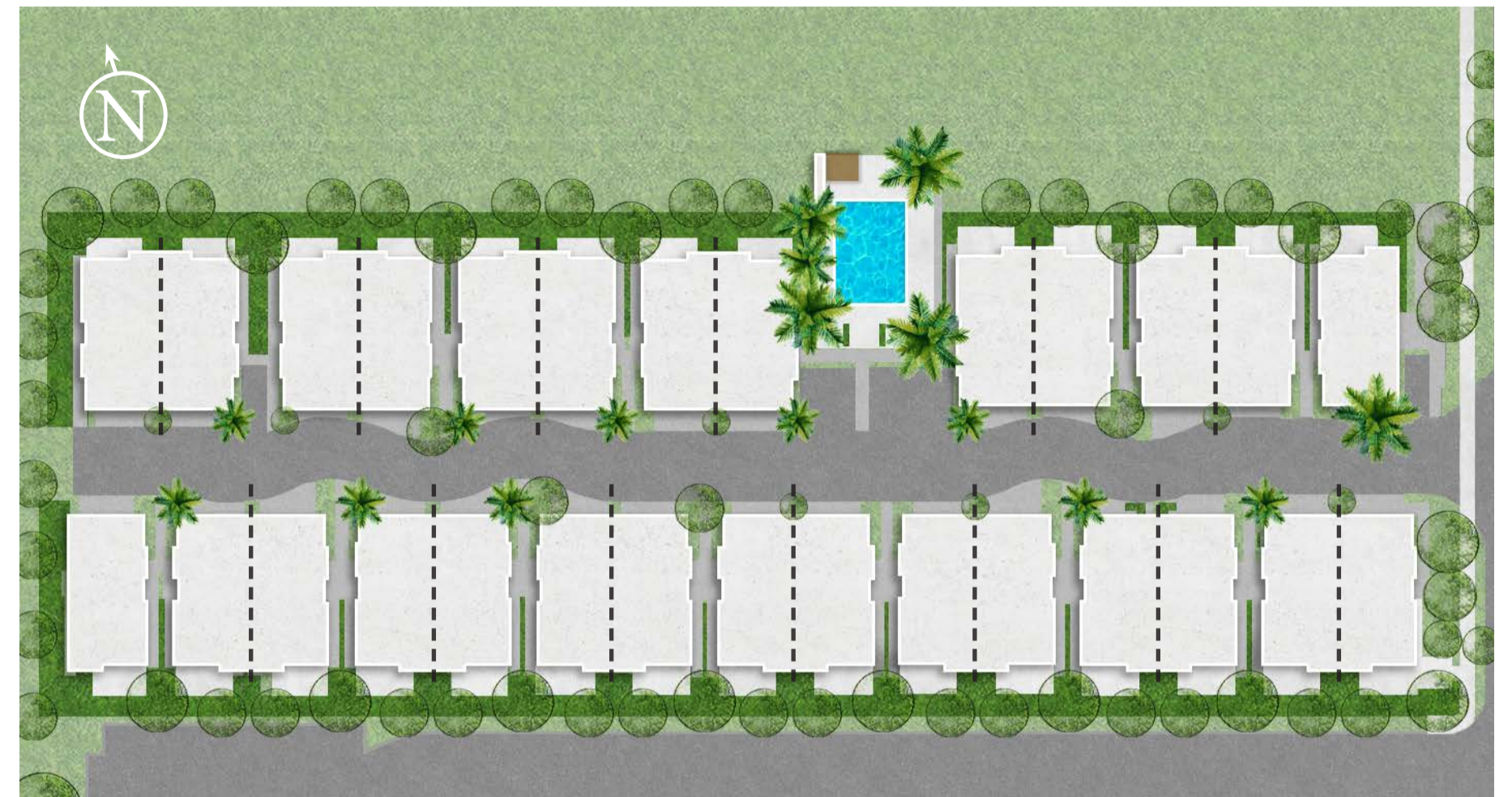
La Maison





Clearview Urban Village

La Maison



Seven Hills, just 5 km east of Brisbane's CBD, is a leafy "garden suburb" that offers a charming mix of established greenery and contemporary residential developments. The setting is perfect for families and professionals, with nearby Seven Hills State School, bus and train links, local cafes and bushland reserves all within easy reach.



SUNSHINE COAST 80 MINS ←

QUT

SUNCORP STADIUM

BRISBANE AIRPORT

DOOMBEN RACE COURSE

PORT OF BRISBANE

CULTURAL PRECINCT

BRISBANE CBD

SOUTHBANK

M1 GATEWAY BRIDGE

QUT

RIVERSTAGE

WYNNUM GOLF CLUB

SEVEN HILLS STATE SCHOOL

→ GOLD COAST 60 MINS

SEVEN HILLS BUSHLAND RESERVE

La Maison

MATER HOSPITAL
BRISBANE

GABBA STADIUM

SITE MAP

EDUCATION

- 01. Seven Hills State School
- 02. Norman Park State School
- 03. Lourdes Hill College
- 04. Anglican Church Grammer School
- 05. Morningside State School
- 06. Coorparoo Secondary College

SPORTS AND CULTURE

- 07. Norman Park Sports Club
- 08. Brisbane Power House
- 09. Hawthorne Park Athletic Fields
- 10. Seven Hills Bushland Reserve

- 11. Colmslie Pool & Health Club
- 12. Club Lime Gym

SHOPPING AND RESTAURANTS

- 13. Morningside Central Shopping Centre
- 14. The Blue Poppy Coffee House
- 15. Assorted Restaurants and Stores
- 16. Coming Up Roses Gift Shop

TRAIN STATIONS

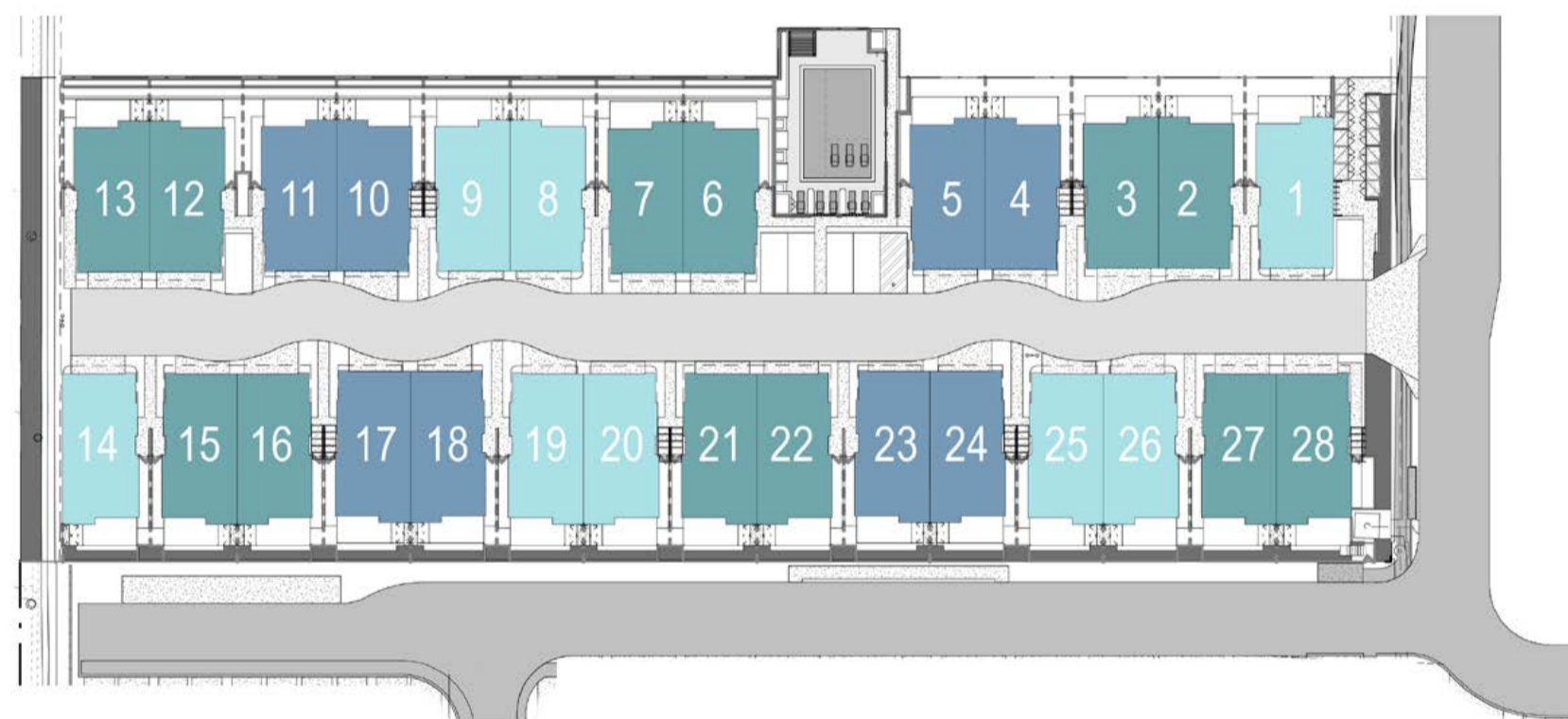
- 17. Norman Park Station
- 18. Morningside Station





DESIGNS

LA MAISON



●
Aveline

●
Beaumont

●
Celeste





La Maison
23 GRIFFITH PLACE



INTERIORS



La Maison offers thoughtfully designed interiors that combine elegance with comfort. Each residence features high-quality finishes, including premium flooring, modern lighting, and sleek cabinetry. Spacious layouts maximize natural light, while contemporary design elements create a warm and inviting atmosphere.



Our townhomes are available in two elegant interior design schemes - Dawn and Dusk. The Dawn Scheme features bright, airy tones with soft neutrals and natural finishes that create a sense of openness and calm. In contrast, the Dark Scheme offers a sophisticated, modern feel with rich hues, deeper textures, and striking contrasts that bring warmth and character to every space.





AMENITIES



La Maison



At La Maison, nestled amidst lush vibrant gardens, the outdoor pool area offers a serene oasis perfect for both relaxation and entertaining. The sparkling blue water is framed by elegant inbuilt seating, allowing guests to lounge comfortably while enjoying the view and the gentle sounds of nature.



EMERALD SPACET



Kangaroo Point Lookout

Enjoy sweeping views of the city and river below at Kangaroo Point lookout. With its winding curves, bridges, and leafy outlooks, it is the perfect spot to start your day, unwind at sunset, or simply soak up the scenery.



Botanical Gardens



South Bank Streets Beach

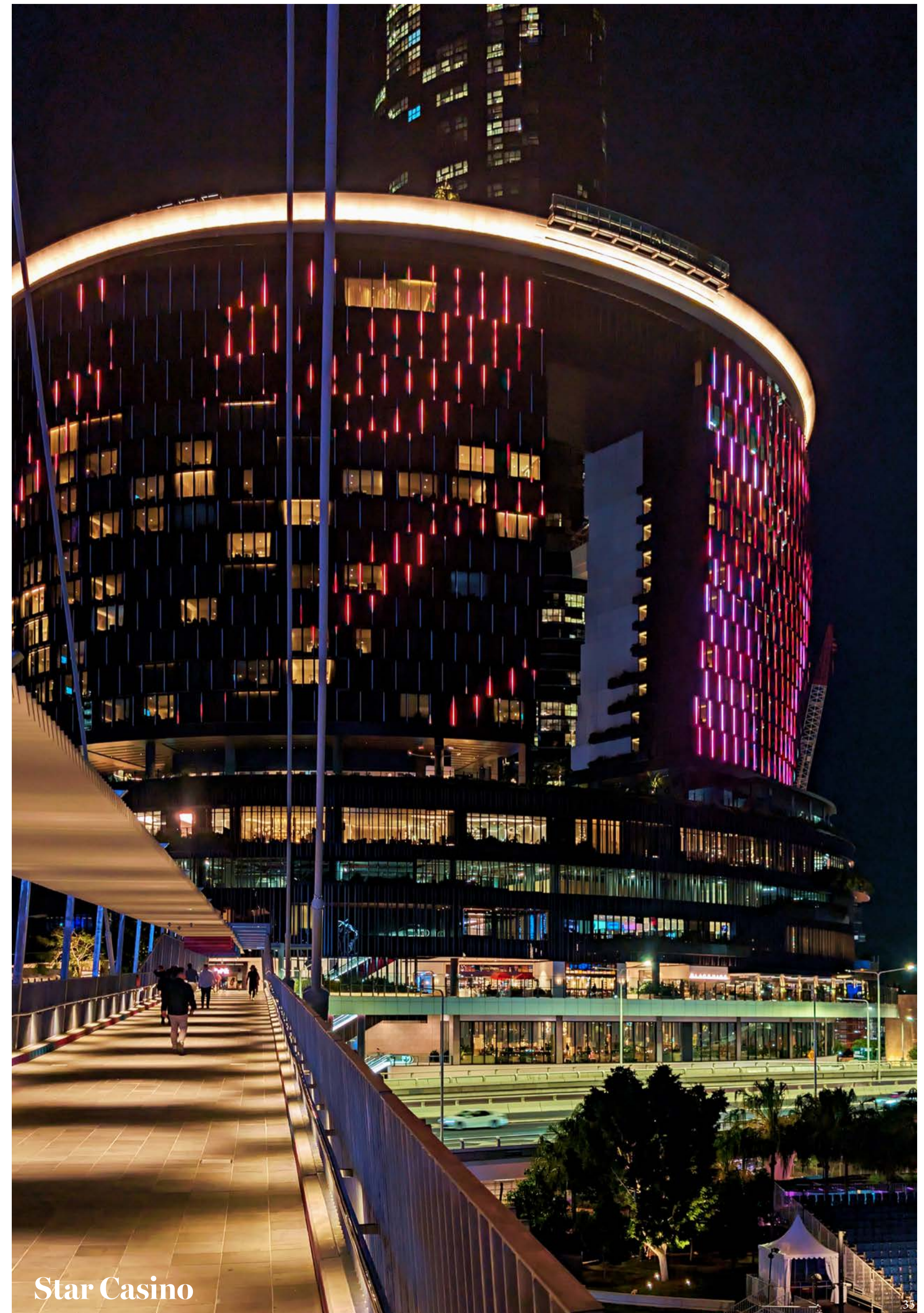


South Bank Markets and Restaurants

Seven Hills is just a small drive away from South Bank which is renowned for its world-class dining, lush parklands, and iconic attractions like Streets Beach and the Queensland Cultural Centre.



Just minutes away, The Star Brisbane at Queen's Wharf brings world-class dining, entertainment and lifestyle to the river's edge. From rooftop cocktails on the Sky Deck to fine dining and live events, it's a new landmark adding vibrancy and sophistication to city





FLOORPLAN

Townhome Numbers :
 1, 3, 5, 7, 9, 11, 13, 14, 16, 18, 20, 22, 24, 26, 28

4 bedroom / 2.5 bathroom / double lock up garage

Areas:

Internal	164m ²
Patio	14m ²
Total	178m ²

Exclusive use areas ranging from 31m² - 45m²



Townhome Numbers :
2, 4, 6, 8, 10, 12, 15, 17, 19, 21, 23, 25, 27

4 bedroom / 2.5 bathroom / double lock up garage

Areas:	
Internal	164m²
Patio	14m²
Total	178m²

Exclusive use areas ranging from 31m² - 45m²





INCLUSIONS

Dawn



WALL & CEILING



BENCHTOPS



TAPWARE & ACCESSORIES



BATHROOM TILES



MIRROR
SPLASHBACKS



JOINERY



CARPET



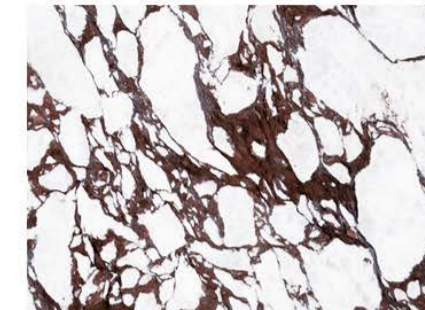
TIMBER FLOOR



Dusk



WALL & CEILING



BENCHTOPS



TAPWARE & ACCESSORIES



BATHROOM TILES



MIRROR
SPLASHBACKS



JOINERY



CARPET



TIMBER FLOOR



Luxury Inclusions

INTERNAL FEATURES

- Ducted air-conditioning
- 2700mm high ceilings
- TV Port
- Internet access (wiring only)
- Telephone points
- Washable paint to all walls
- Roller blinds throughout (or similar)

BEDROOMS

- Walk-in robe in master bedroom
- Built-in robes in bedrooms 2,3 and 4
- Durable carpet
- Custom joinery in W.I.R
- Shelves & hanging rails in built-in robes
- Built-in robes with mirrored sliding doors

KITCHEN & LIVING

- Premium joinery
- Stone benchtops
- Glass splashback
- Ample pantry space
- Extensive kitchen benchtop space
- Microwave
- Integrated dishwasher
- Integrated fridge
- Undermount sink
- Quality mixer tap
- Miele appliances
- Electric oven
- Induction cooktop
- Rangehood
- Engineered timber flooring
- Billi taps

BATHROOM & ENSUITE

- Floor to ceiling tiles
- Towel rails
- Toilet roll holders
- Frameless glass shower screens
- Adjustable shower heads
- Freestanding bath tub
- Basin with vanity unit
- Quality mixer tap
- Polished edge frameless mirror wall cabinet
- Mirror with LED light
- Privacy locks to all bathrooms and ensuites
- Dual flush in wall cisterns

LAUNDRY

- Floor to ceiling tiles
- Clothes dryer
- Stainless steel laundry tub

SECURITY FEATURES

- Key access to amenities
- Fully fenced backyard

GENERAL EXTERNAL FEATURES

- Outdoor communal swimming pool
- Lush landscaping with night lighting



Developer

Purchasing a home or apartment from Heran means investing in a 70-year legacy of a family-owned business renowned for delivering superior and affordable residences. Constantly adapting to the ever-changing preferences of their clientele, Heran has solidified its status as one of Queensland's leading private residential designers and builders. Further, their capacity to self-fund projects bestows additional confidence upon buyers.

La Maison exemplifies Heran's dedication to luxury. This project stands out not only for its strategic location but also for its exceptional architectural design. With every creation, Heran showcases a residential gem that truly stands apart.



Experience the essence of
suburban sophistication in
Seven Hills, where vibrant
community living meets the
lush, rolling landscape of
Brisbanes east.

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SEVEN HILLS, BRISBANE
QLD

28/11/2025

DISCLAIMER

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