

# clearview urban village



*luxury villas – south precinct*



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[clearviewurbanvillage.com.au](http://clearviewurbanvillage.com.au)



# clearview urban village

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*seven hills, brisbane*







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## *south precinct*

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### **LUXURY VILLAS**

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# explore seven hills

live, play, eat, drink

## RESTAURANTS & BARS

01. Golden Buddha Thai Restaurant
02. Cinco Bistro
03. Scherhazade Indian Cuisine
04. The Colmslie Hotel

## CAFES

05. The Rabbit Hole
06. The Blue Poppy Cafe
07. Thynne Road Deli & Cafe
08. Jacu Espresso

## STORES

09. Woolworths Cannon Hill
10. Bunnings
11. Kmart
12. Westfield Carindale

## PUBLIC TRANSPORT

13. Morningside Station
14. Carindale Park + Ride

## RECREATION, SPORTS, ARTS & CULTURE

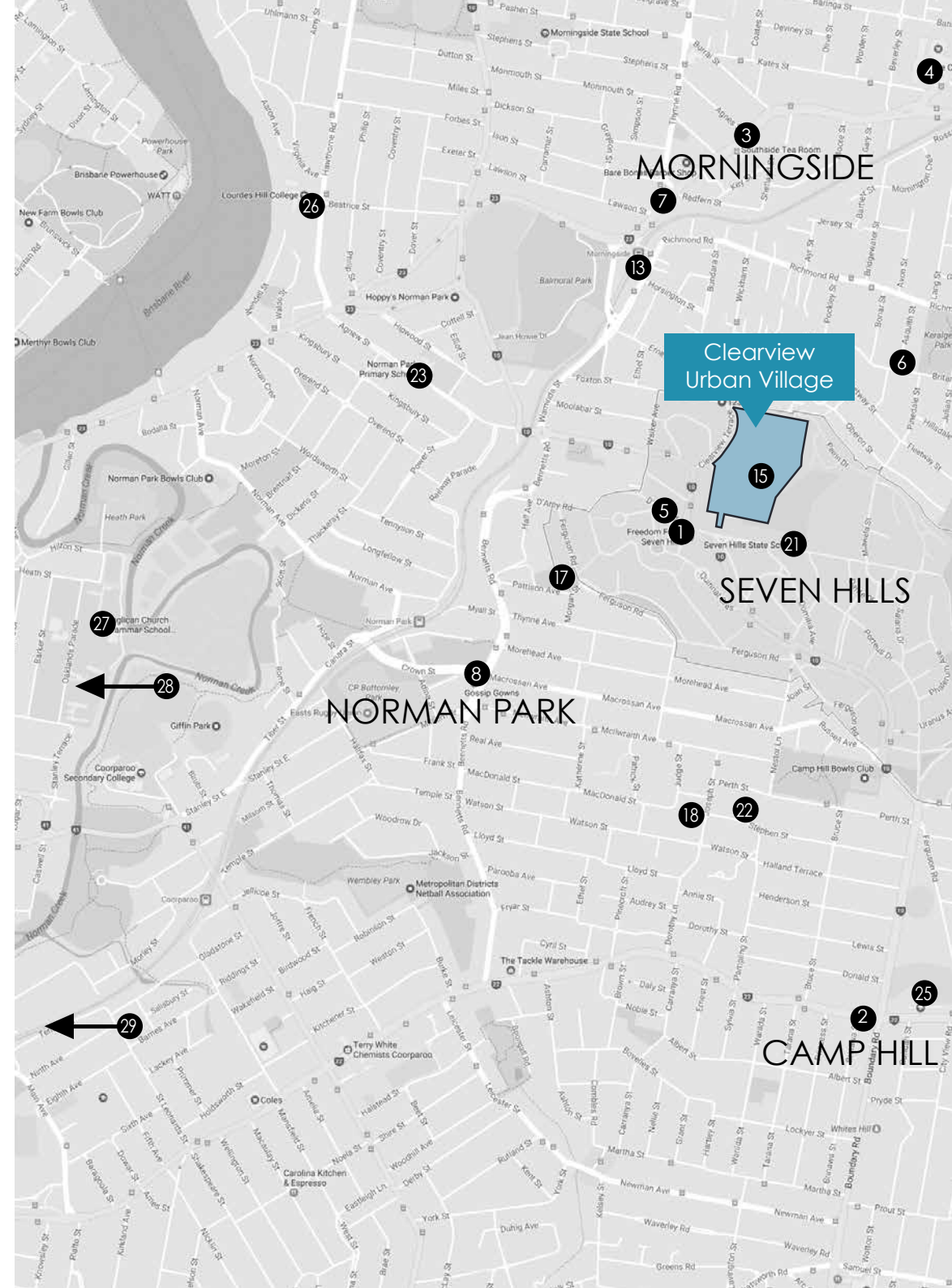
15. Villanova Players Theatre
16. Seven Hills Bushland Reserve
17. Pattison Avenue Park
18. Susan Trimble Art
19. Clem Jones Sports Centre

## EDUCATION

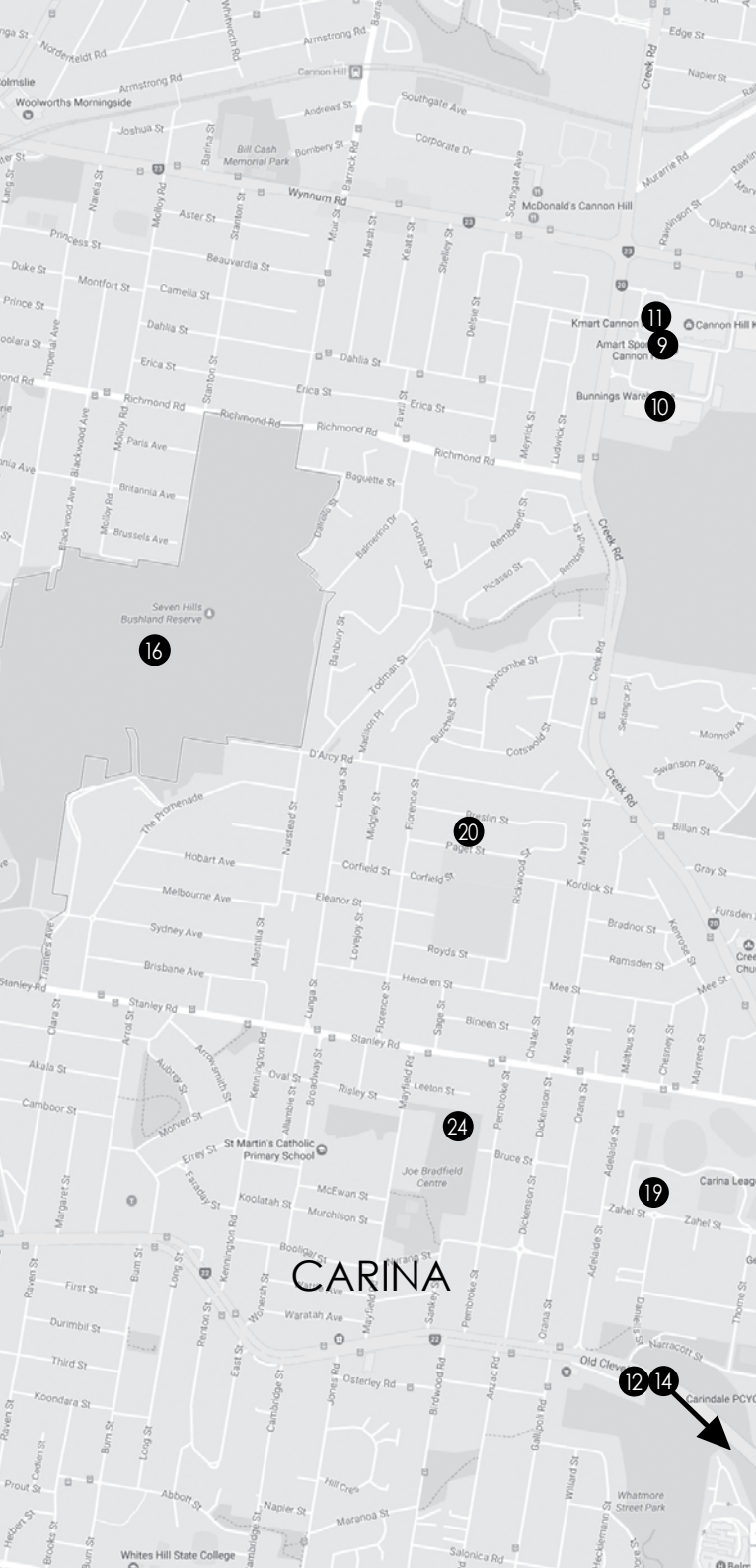
20. Mayfield State School
21. Seven Hills Primary
22. St Thomas Catholic School
23. Norman Park Primary School
24. San Sisto College
25. Camp Hill State Infants & Primary
26. Lourdes Hill College
27. Church of England Grammar School

## HOSPITALS

28. Mater Hospital
29. Princess Alexandra Hospital









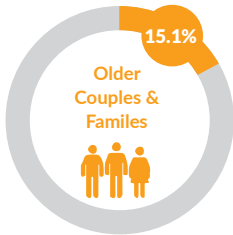
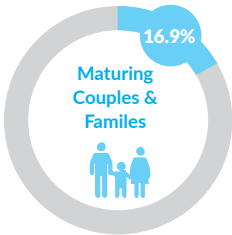
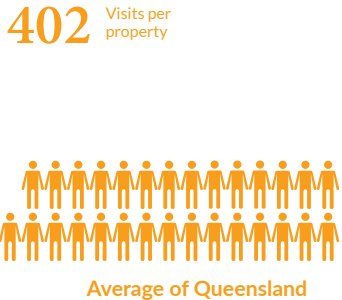
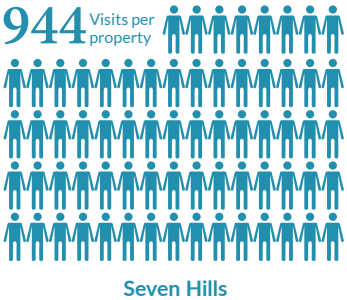
# market demand & lifestyle

Seven Hills is a high demand suburb for buyers with an average of 944 visits per property on realestate.com; more than double the average visits in any other property in Queensland.

The majority of the suburbs population is made up of families, making Seven Hills the ideal place for comfort and convenience.

The urban culture of Brisbane is one of the fastest growing

in Australia, with some of the finest cafes, restaurants and bars located within 5 kilometres from Clearview Urban Village. Clearview boasts a dynamic mix of residential developments conveniently located within easy reach of bus and train networks, major arterial routes and located near several employment hubs.



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





## nature walks and activities

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Clearview is just steps away from the Seven Hills Bushland Reserve, a sprawling 50 hectares of tranquil bushland which is a great place to enjoy bushwalking, study nature and admire breathtaking scenic views.

There are multiple access points to the walking track network in streets adjoining the reserve including Latina Avenue, Darcy Road and Richmond Road, Seven Hills.

Cycle by the river with bicycle paths readily available, take the ferry to the Brisbane CBD, or simply take the train as Clearview is conveniently close to Morningside and Norman Park train stations with the Cleveland to Shorncliffe line stopping every 15 minutes during weekdays. Right on your doorstep are popular restaurants and cafes, waterfront walking, cycling paths and much more.





# villas

With a design that has an eye on family living, Clearview Urban Village townhomes provide multiple living and entertaining zones and a perfect fusion of indoor and outdoor spaces that will allow the largest of families to enjoy major

family events, or more intimate gatherings. Clearview's meticulous styling and attention to detail have created distinctive luxury havens, appealing to busy executives, first home buyers and downsizers alike.

“*Experience the convenience of city living with a refined urban lifestyle.*”









# south precinct - summary

from

**\$678,900**

BODY CORPORATE LEVY:

**\$44.84** per week

RENTAL ESTIMATE:

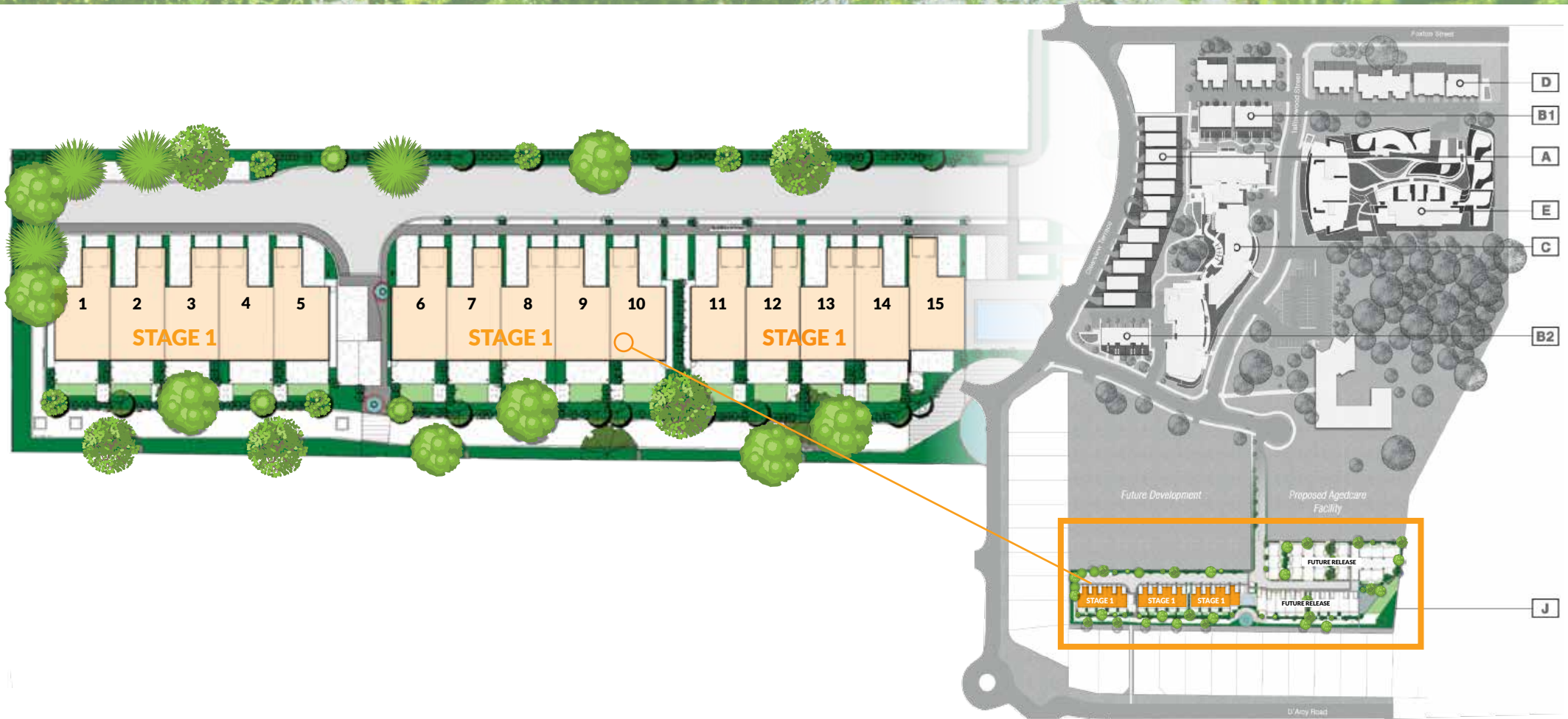
**\$650-\$720** per week

NEARBY:

Community Centre, Shopping Centres, Medical Facilities, Public Transport, Schools, Golf Course, Childcare Centres, Brisbane CBD



# south precinct - site plan



\*Masterplan is indicative and is subject to change.



# floor plans





# villa type j

## Areas

Ground Floor	52.85 m <sup>2</sup>
First Floor	78.51 m <sup>2</sup>
Garage	20.79 m <sup>2</sup>
Car Space	18.00 m <sup>2</sup>
Patio	14.01 m <sup>2</sup>
Balcony	10.00 m <sup>2</sup>
<b>Total</b>	<b>194.16m<sup>2</sup></b>

## Features

- 4 Bedrooms
- Bathroom + Ensuite
- Ground Floor WC
- Open Plan Living
- Modern Fixtures & Fittings
- Fully Fenced Courtyard



**GROUND FLOOR**



**FIRST FLOOR**

\*Images are indicative only.

\*Please note Unit 5 & 15 additional carspace for small car only



# luxury inclusions

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## Kitchen

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<b>Bench Top</b>	Manufactured stone (square edge) top
<b>Doors</b>	Two pac with soft close hinges
<b>Splash Back</b>	Tile
<b>Kitchen Sink</b>	Stainless steel sink with mixer tapware
<b>Appliances</b>	European stainless steel multi-function pyrolytic oven, induction cooktop, rangehood and integrated dishwasher & built in microwave

## Bathrooms

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<b>Showers</b>	Semi frameless glass shower screen with pivot action door where applicable
<b>Bath</b>	Freestanding
<b>Vanities</b>	Manufactured stone top with two pac cabinets, 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 with quality taps

***Totally liveable & all backed by Heran's twelve month maintenance & six and a half year statutory warranty (QBCC)***

## Outdoor

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<b>Brick</b>	Combination render and face brick features
<b>Roof</b>	Colorbond sheeting
<b>Framing</b>	Pine frame & roof trusses
<b>Garage</b>	Sectional overhead door with remote control unit
<b>Windows &amp; Sliding Doors</b>	Powder coat aluminium with barrier screens (downstairs only)
<b>Termite Protection</b>	Penetrations and perimeter system
<b>Hot Water System</b>	Instantaneous electric HWS
<b>Courtyard</b>	Private fully fenced
<b>Clothes Line</b>	Wall mounted
<b>Amenities</b>	Shared pool and BBQ area
<b>Landscaping</b>	Professional landscaping
<b>Driveways</b>	Concrete driveways (exposed) or pavers

## Indoor

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<b>Air-Conditioning</b>	Ducted throughout with day/night function
<b>Ceiling Fans</b>	To all bedrooms
<b>Electrical</b>	Telephone & TV points, earth leakage safety switch, smoke detectors and generous amount of lighting and power points, LED strip lights to kitchen and bathrooms.
<b>Insulation</b>	Minimum R2.5 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 with built-in cabinetry
<b>Stairs</b>	Stained timber with stainless steel wire or glass balustrade
<b>Blinds</b>	Venetians and roller blinds throughout
<b>Flooring</b>	Porcelain tiles, timber & carpet

\*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 from June 2019.



# 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.

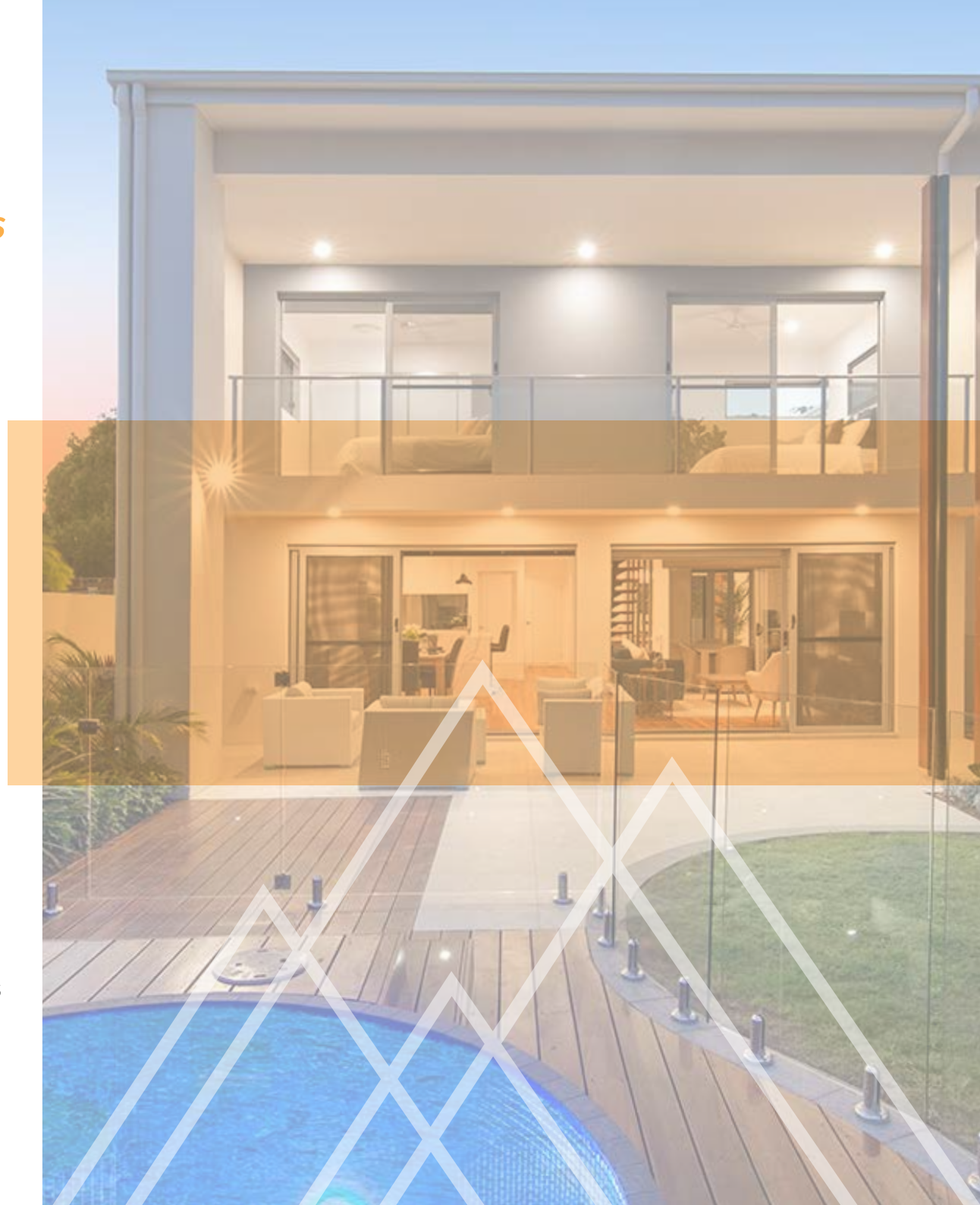
With population growth comes evolution and there is no doubt that Heran has evolved.

The family business now offer a wide range of townhomes, homes and apartments all over Queensland.

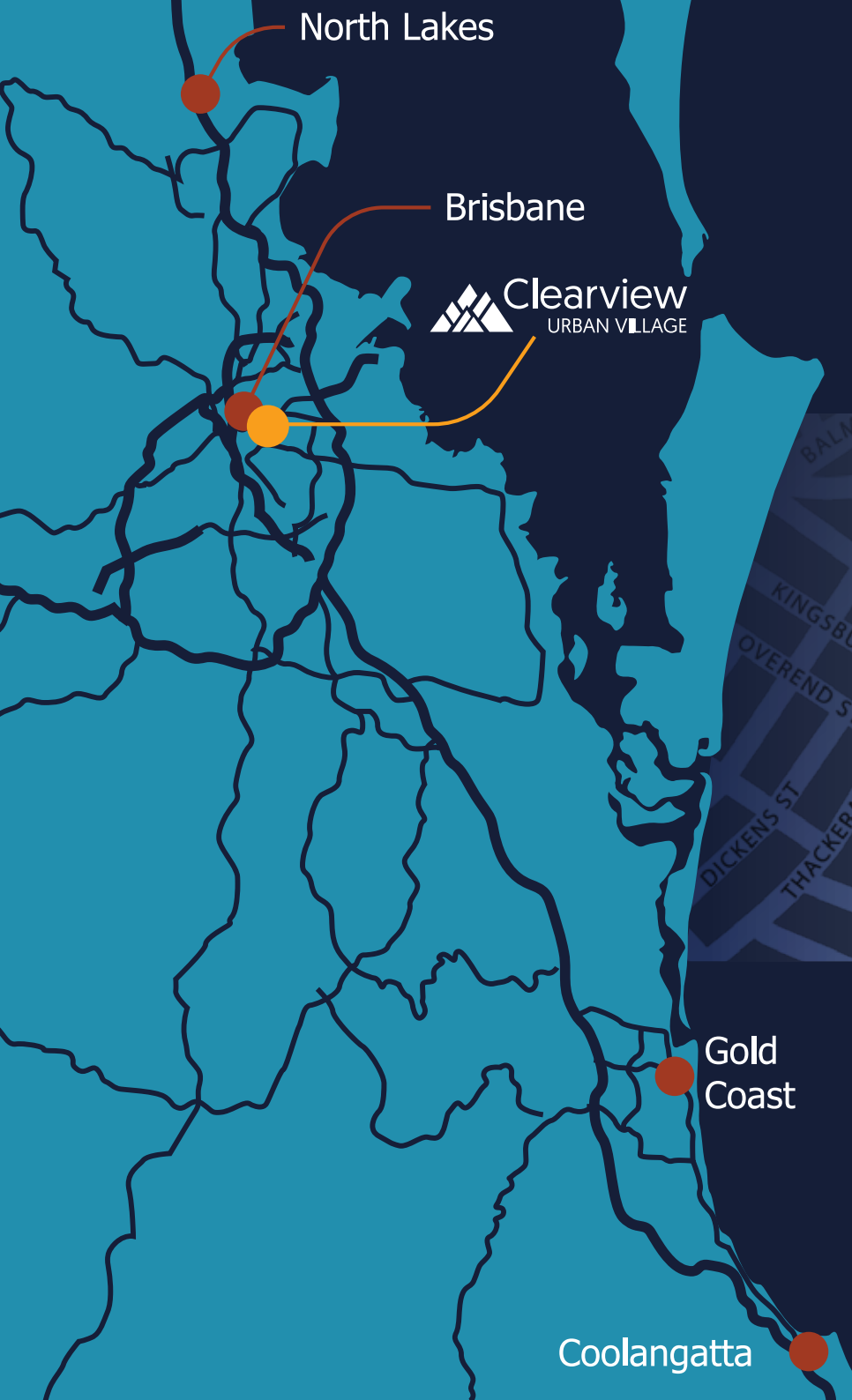


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**Built in the same superior standards synonymous with Heran Building Group, Clearview Urban Village is the latest development in the vibrant suburb of Seven Hills.**



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