

Limited
Availability

parkside

RESIDENCES

BRISBANE • ROCHEDALE



25 School Road, Rochedale 4123

TOWNHOMES
4 BEDROOM DOUBLE GARAGE



Sunnybank Shopping Centre
9 Minutes

Griffith University Nathan Campus
15 Minutes

Griffith University Mt Gravatt Campus
12 Minutes

Brisbane City
18 Minutes

QEII 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

M1



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

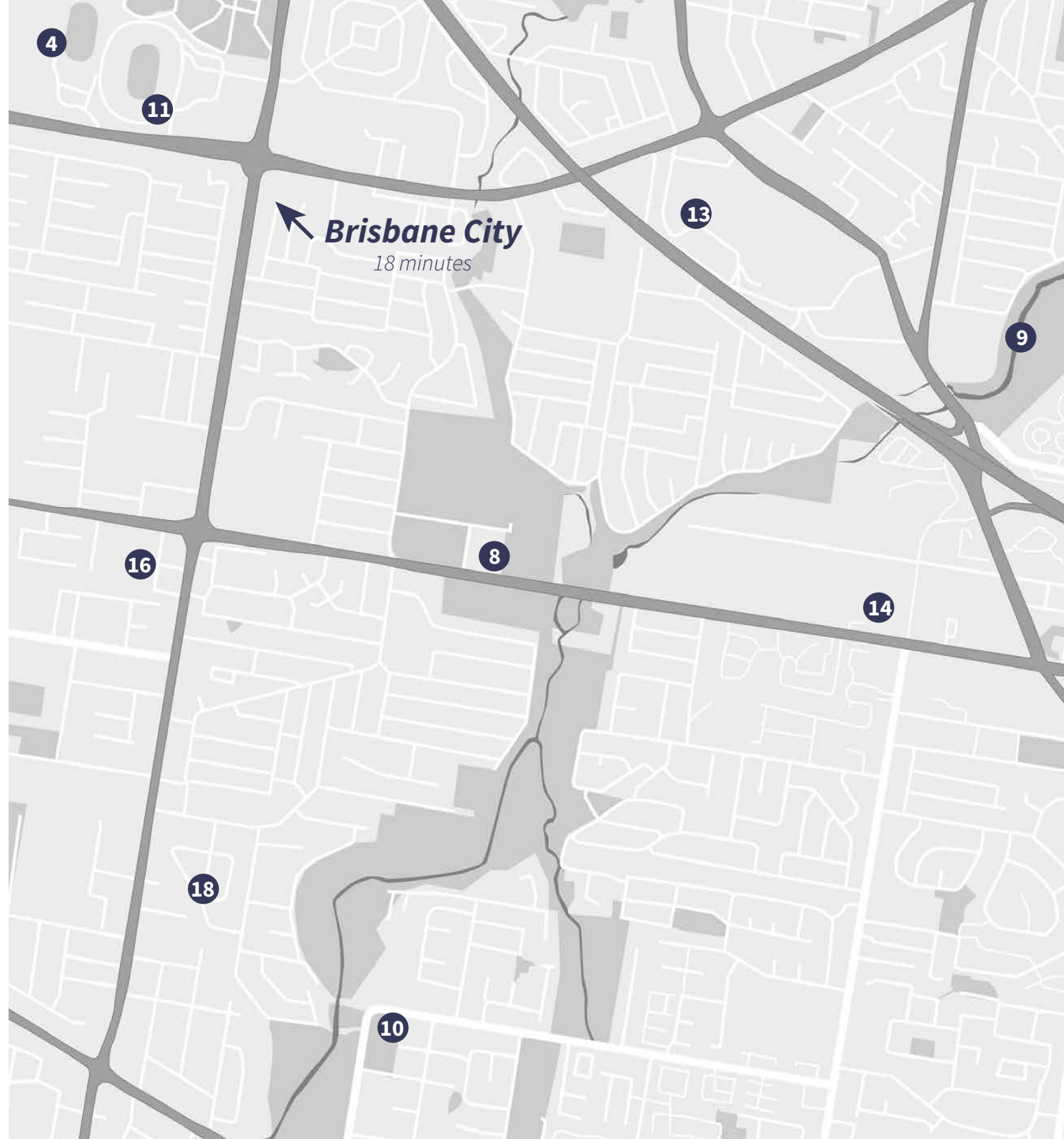
14. Eight Mile Plains Shopping Centre
Doctor, Dentist, Physio, Acupunture
15. Eight Mile Plains Family Doctor
16. Sunnybank Private Hospital

PUBLIC TRANSPORT

17. Bus Interchange
18. Altandi Train Station

OTHER

19. Fresh Strawberry Farm
20. Rochedale Markets





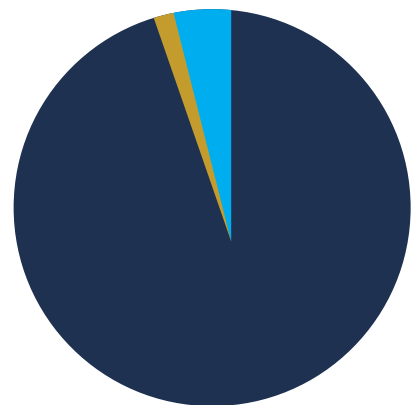
Suburb Overview

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.





Rochedale Outlook 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

\$554,900

Body Corporate Levy From

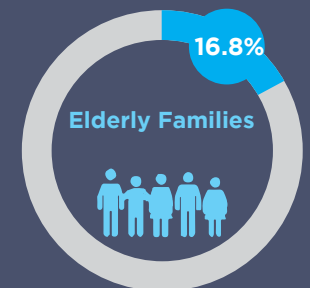
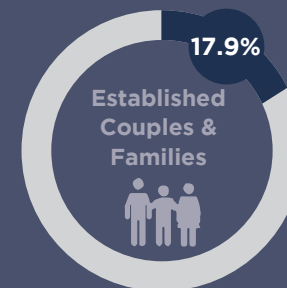
\$47.65 per week

Rentals From

\$TBA per week

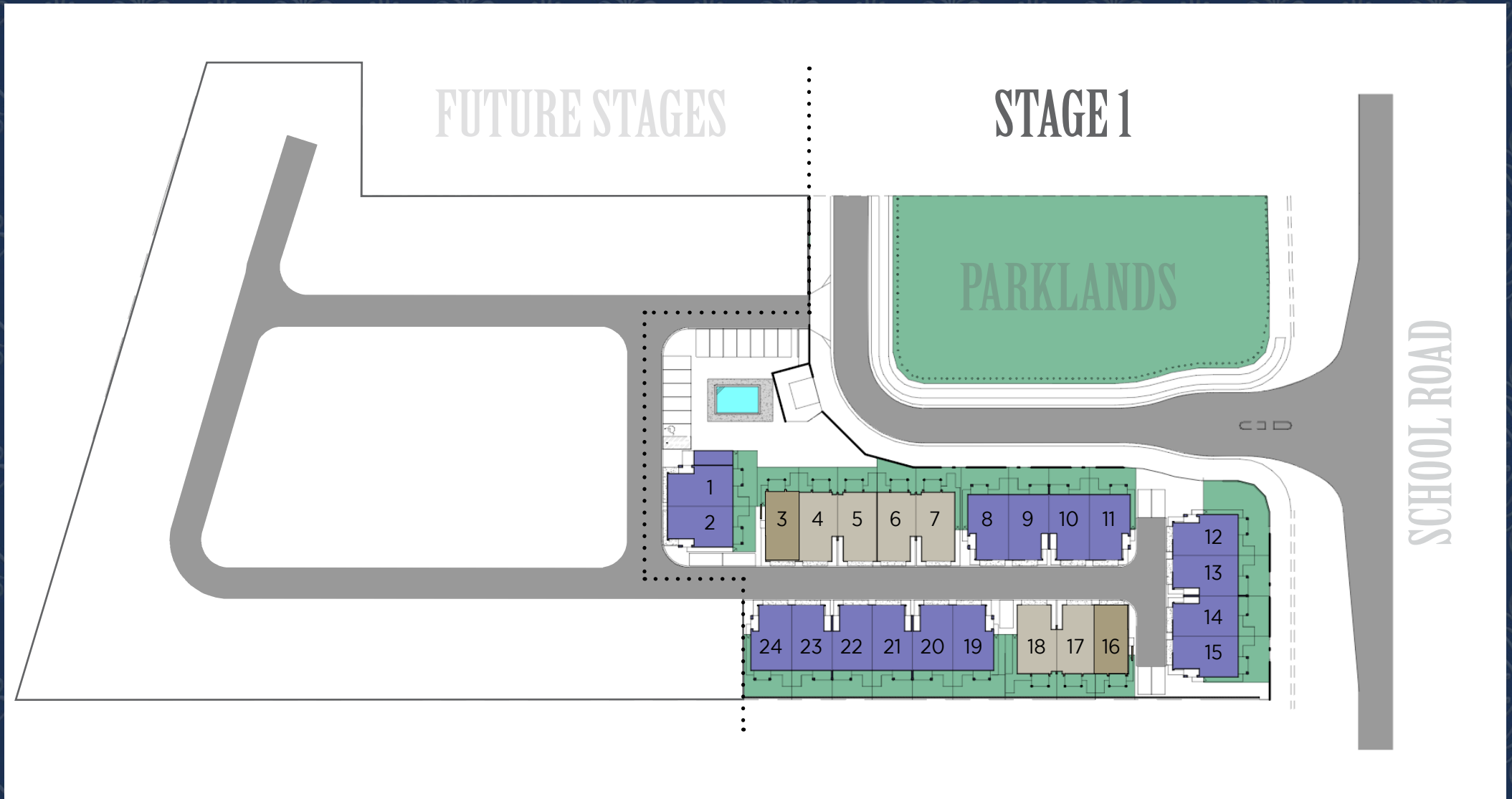
Rochedale

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



 EASTPORT B

 WESTPORT A

 WESTPORT B

Eastport Interior



Eastport



MODERN B

Spacious two storey, 4 bedroom townhome with double lock up garage. Open plan living and kitchen with island bench. Bathroom, ensuite and ground floor WC as well as ample storage space.

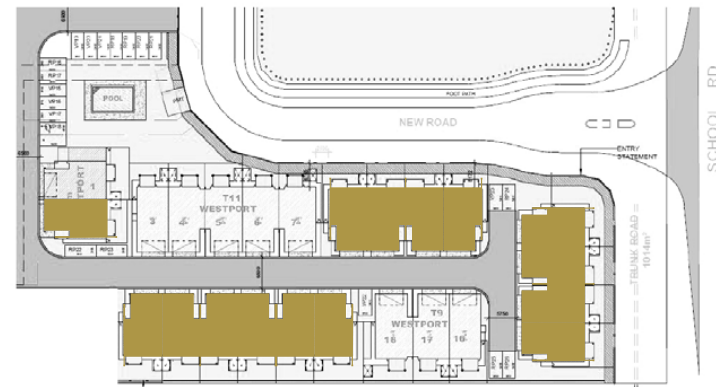
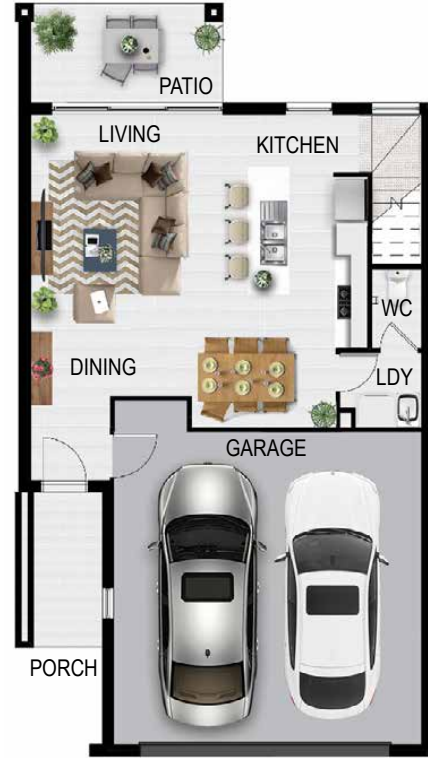
AREAS:

Internal Living: 123.8 m²

Garage: 39.4m²

Covered Outdoor Area: 6.8 m²

TOTAL 170.0 m²



*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.

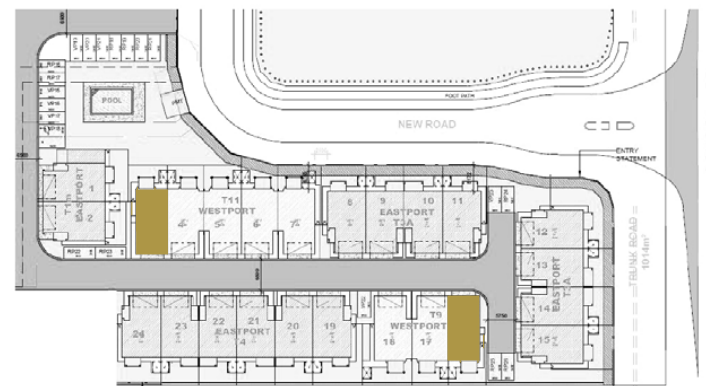
AREAS:

Internal Living: 124.7 m²

Garage: 39.9 m²

Covered Outdoor Area: 9.2 m²

TOTAL 173.8 m²



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



Gallery Inclusions

KITCHEN

Bench Top	Manufactured Stone
Doors	Laminate
Splash back	Painted Glass
Kitchen Sink	Stainless steel sink with mixer tapware
Lighting	LED lighting under overhead cupboards
Appliances	European pyrolytic stainless steel multifunction oven, cooktop, rangehood and stainless steel dishwasher or similar Tap to refrigerator position

BATHROOM & LAUNDRY

Showers	Semi-frameless glass shower screen with pivot action door
Bath	Acrylic or similar
Vanities	Manufactured stone top with laminate doors, semi recessed basin or similar with mixer tapware
Toilets	Water saving dual flush cisterns to WC's
Laundry	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

Totally liveable and all backed by Heran's six month maintenance and six year structural guarantee (QBCC)

INDOOR

Air-Conditioning	Ducted Air-Conditioning with Day/Night function
Ceiling Fans	Ceiling fans in all bedroom and living room
Electrical	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
Insulation	Ceiling batts
Paint	Washable paint to walls
Doors	Modern flush panel with stylish door furniture
Robes	Mirror Sliding Doors
Stairs	Stained timber with stainless steel wire balustrade and timber rails
Blinds	Roller blinds and venetians throughout
Flooring	Porcelain Tiles, carpet and engineered timber flooring to main living areas

OUTDOOR

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



301/50 Marine Parade
Southport QLD 4215

07 5528 0111
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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