

HYDEBERRY

R O C H E D A L E

EXPERIENCE THE MIRVAC DIFFERENCE

For 45 years we have been reimagining urban life in Australia – creating exceptional living experiences through the pursuit of quality and care in every little detail.

You can benefit from our visionary philosophy, customer first approach and our all under one roof knowledge, passion, experience, service and delivery.

AWARD-WINNING EXCELLENCE SINCE 1972

Mirvac has won over 600 awards for industry excellence. Leading the market in design, construction, marketing and development.

IN 2017 WE WERE AWARDED:

 <p>2 TIME WINNER Australian Institute of Architects Awards Tramsheds, NSW</p>	 <p>PCA APARTMENT BUILDING OF THE YEAR 2017 ERA Chatswood, NSW</p>	 <p>NATIONAL PROFESSIONAL EXCELLENCE IN BUILDING AWARD Unison at Waterfront, QLD</p>	 <p>AWARD FOR ADAPTIVE RE-USE Tramsheds, NSW</p>	 <p>EXCELLENCE AWARD The Moreton Bondi, NSW</p>
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GAINSBOROUGH GREENS, PIMPAMA QLD



CUTTERS LANDING, NEW FARM QLD



UNISON AT WATERFRONT, NEWSTEAD QLD



BRIGHTON LAKES, MOOREBANK NSW



WALSH BAY, SYDNEY NSW



HAROLD PARK, SYDNEY NSW



WOODLEA, ROCKBANK NORTH VIC



WHARF'S ENTRANCE, DOCKLANDS VIC



TULLAMORE, DONCASTER, VIC



OSPREY WATERS, ERSKINE WA



BEACHSIDE LEIGHTON, NORTH FREMANTLE WA



MEADOW SPRINGS, MANDURAH WA

QUEENSLAND
NEW SOUTH WALES
VICTORIA
WESTERN AUSTRALIA

VISION

Mirvac is proud to introduce Hydeberry Rochedale – the ultimate in luxury, choice and flexibility.

Build the home of your dreams in the exclusive enclave of Rochedale. Live a beautiful life surrounded by stunning streetscapes and elegant homes just 14.5km from Brisbane's CBD.

Quality is at the heart of everything Mirvac does, and Hydeberry is no exception. From the statement feature trees and premium entry statement at the front, to attractive landscaping throughout, every element of this well-regarded space has been designed with luxury and lifestyle in mind.

This parcel of land, with a unique history as a strawberry farm, will be transformed into a lush enclave for residents.

Hydeberry brings you a level of freedom, choice and flexibility like no other.



ARTIST IMPRESSION INDICATIVE ONLY AND SUBJECT TO CHANGE

SUNNYBANK PLAZA

BRISBANE AIRPORT

WESTFIELD GARDEN CITY

MILES PLATTING ROAD

MI

261 BUS STOP TO CBD

GARDNER ROAD

BRISBANE CBD

PROPOSED ROCHEDALE TOWN CENTRE

GRIFFITH UNIVERSITY MOUNT GRAVATT

HYDEBERRY
ROCHEDALE
by mirvac











LOCATION

The affluent and established enclave of Rochedale is one of Brisbane's newest luxury suburbs.

Its proximity to premium shopping, dining, public transport, entertainment and educational facilities ensures you are always well connected.

Enjoy the combination of comfort and convenience at Hydeberry.

LOCATION OVERVIEW

-  350m to 261 bus stop to CBD
-  Less than 1km to the proposed Rochedale Town Centre
-  3.7km to Westfield Garden City
-  5.6km to Sunnybank Plaza
-  6.1km to Griffith University Mount Gravatt Campus
-  14.5km to Brisbane City
-  19.5km to Brisbane Airport
-  55km to Surfers Paradise, access to the Gold Coast via the MI is only 2km away

A BEAUTIFUL REALITY

Turn your dream home
into a beautiful reality
at Hydeberry.

With lots available in a range of sizes,
the perfect parcel of land awaits you.
Flexibility and choice also ensure creating
your new home is a wonderful experience.

The majority of lots are flat, making for
easy building, while gorgeous streetscapes
and comprehensive design guidelines
ensure your new home is in good company
in this affluent neighbourhood.

Select the ideal home and land size
to suit your vision. Then partner with
the builder of your choice to create
the home you have longed for.



“MIRVAC’S VISION TO CREATE AN ELEGANT DEVELOPMENT WITH A STRONG IDENTITY AND A DEFINITIVE POINT OF DIFFERENCE TO THE SURROUNDING AREA WAS CLEAR FROM THE START.

The combination of three core elements in the entry precinct – beautiful off-white brick, concrete and timber – creates a unique and homely feel with a sense of minimalism.

The streetscapes utilise a restrained palette where trees are used to give each street its own identity and provide shaded avenues.

The statement flowers of the feature trees provide vibrant colour highlights which accent the neutral and dark colours of the hard landscape palette at Hydeberry’s entry. In Spring, these flowers provide a floral display reminiscent of cherry blossoms found in cooler climates.”



MATTHEW FRANZMANN

*Managing Director
Form Landscape Architects*

*“HYDEBERRY BRINGS
TO LIFE AN ELEGANT
AND CONTEMPORARY
SENSE OF PLACE
COMPOSING A RANGE
OF FRESH DESIGN
ELEMENTS INTO A
HARMONIOUS WHOLE.”*

MATTHEW FRANZMANN

*Managing Director
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ARTIST IMPRESSION INDICATIVE ONLY AND SUBJECT TO CHANGE

IDEALLY POSITIONED

BRISBANE AIRPORT
19.5KM

SUNSHINE COAST
100KM



EDUCATION

1. Rochedale State Primary School
2. Redeemer Lutheran College
3. Rochedale State High School
4. St Peters Catholic Primary School
5. Mansfield State High School
6. Eight Mile Plains State Primary School
7. Wishart State Primary School
8. Brisbane Adventist College
9. Mansfield State School
10. Citipointe Christian College
11. Seton College
12. Griffith University Mount Gravatt Campus
13. Griffith University Nathan Campus



SHOPPING

14. Rochedale Markets
15. Eight Mile Plains 7 Days Shopping Centre
16. Warringal Square Shopping Centre
17. Westfield Garden City
18. Sunny Park Shopping Centre
19. Sunnybank Plaza
20. Underwood Marketplace Shopping Centre
21. Proposed Rochedale Town Centre



DINING AND CAFÉS

22. The Glen Hotel
23. The Manor Chinese Restaurant
24. Garden City Dining Precinct
25. Sunnybank Dining Precinct



TRANSPORT

26. 261 bus stop to CBD
27. Eight Mile Plains Busway Station (Park & Ride)



ENTERTAINMENT

28. Event Cinemas, Garden City
29. Hoyts Cinema, Sunnybank Plaza
30. Funhouse Family Entertainment Centre



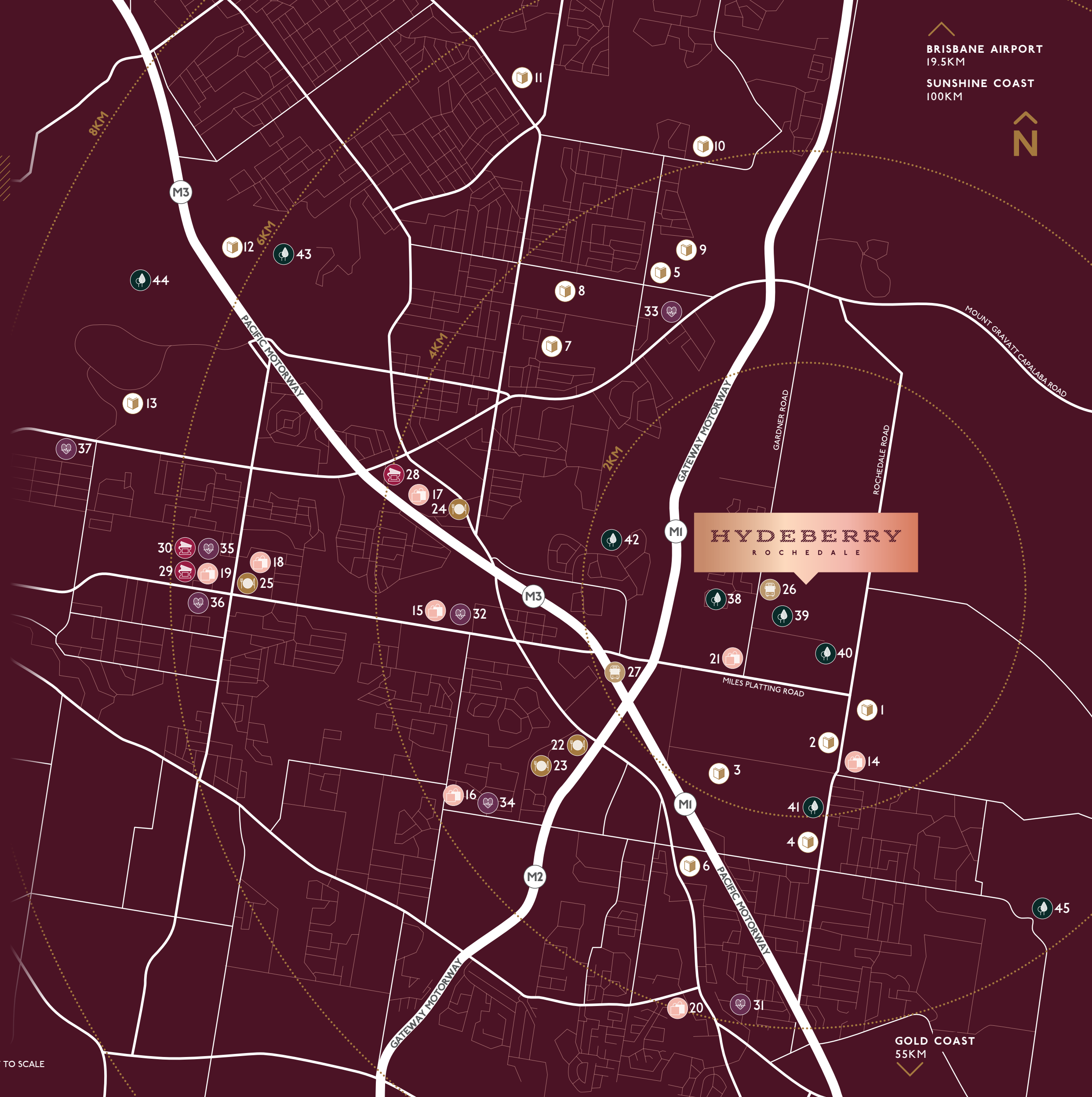
HEALTH AND WELLBEING

31. F45 Training Rochedale South
32. Curves Gym Eight Mile Plains
33. Wishart Medical Centre
34. Eight Mile Plains Doctors
35. Sunnybank Plaza Doctors
36. Sunnybank Private Hospital
37. QEII Jubilee Hospital



PARKS

38. Strawberry Fields Place
39. Pask Family Park
40. Ken Vanstone Park
41. Rochedale District Sports Park
42. Maisie Dixon Park
43. Mount Gravatt Outlook Reserve
44. Toohey Forest Park
45. Underwood Park



HYDEBERRY
ROCHEDALE

AMENITY

Convenience is entwined with daily life at Hydeberry. Your every need has been considered with an abundance of shopping, transport and entertainment opportunities on your doorstep.

The proposed Rochedale Town Centre will bring a new level of convenience just down the road. You will enjoy the benefits of two supermarkets, cinemas, retail, dining and entertainment facilities.

But there is no need to wait. Fantastic shopping options are already in close proximity. Sunnybank Plaza, Sunny Park Shopping Centre and two Westfield shopping centres are all nearby.

Your educational needs are also well covered with many schools and two Griffith University campuses located in the area.



GRIFFITH UNIVERSITY NATHAN CAMPUS



ROCHEDALE STATE SCHOOL



UNDERWOOD PARK



REDEEMER LUTHERAN COLLEGE



EXTRACTION ARTISAN COFFEE



ROCHEDALE MARKETS

A GROWING LOCALE

Be part of an exciting future as Rochedale takes its place amongst Brisbane's premier suburbs.

This superb area has experienced significant price growth over recent years driven by the wealth of transport, employment, education and lifestyle amenities on hand.

The strong growth in land prices within Rochedale is attributed to the increasing demand and limited supply of vacant land as it is one of the last remaining suburbs within Brisbane that offers ready to build allotments within new estates.*

Rochedale is also positioned as a growing employment node for the future.* With a diversified mix of industries and steady employment growth already taking place, the future is bright.

*SOURCE: URBIS - MARKET OUTLOOK
ROCHEDALE DECEMBER 2017

HYDEBERRY ROCHEDALE

20

Minutes to the heart of Brisbane

Hydeberry offers extensive transport connectivity through the Gateway and Pacific Motorways, which provide easy access to the Sunshine Coast and Gold Coast.

440

Stores close by at Westfield Garden City

This is one of Brisbane's largest shopping centres including major retailers Myer, David Jones, Zara and H&M.

12.6%

*Median land growth**

Rochedale has experienced a significant price increase of 12.6% over the past 12 months. This was based on the median price for the June quarter 2017 of \$490,000 which increased from \$435,000 just 12 months prior.*

Over

9,700

 m²

Of new proposed retail space at Rochedale Town Centre

Set to open in 2018, the proposed Town Centre is planned to have two supermarkets, cinemas, major retail, dining and entertainment facilities.

10,000

Employees at Brisbane Technology Park

This is the largest and most prestigious business park in Queensland. It is home to over 190 leading local and national companies including the Woolworths head office.

33%

*Rental price premium for new houses**

As at June 2017, new four-bedroom houses in Rochedale recorded a rental premium of 33% when compared to rents for the total four-bedroom house market in Rochedale.*



*HYDEBERRY IS AN EXCLUSIVE
OPPORTUNITY TO OWN
PREMIUM LAND IN BRISBANE.*

Ideally positioned in the beautiful surrounds
of sought-after Rochedale and close to the
city, this is premium lifestyle at its best.

IT'S IN THE DETAILS

“OUR EXPERIENCE WITH MIRVAC HAS BEEN FANTASTIC. FROM THE VERY BEGINNING WE HAD A DEDICATED SALES PERSON WHO STEPPED US THROUGH THE WHOLE PROCESS FROM LOOKING AT PLANS TO ENTERING OUR NEW HOME. THEY WERE THERE TO HELP US SORT OUT ANY QUESTIONS OR ISSUES WE HAD.

A key standout for us is the quality of the build and finishes. A lot of developers use very standard finishes, but Mirvac steps it up and uses premium finishes and appliances that really make a difference.

When it comes to everyday living, we love the fact that when you drive in each day, everything looks pristine. The pool and gardens are kept beautifully and are always in fantastic condition. It gives you a real sense of pride as you enter the property. We also love the fact that living here feels safe. There are lots of people and families around, and it has a great community feel.”

LINDSEY & BYRON

Greystone Terraces purchasers



“MIRVAC OFFER EVERY ELEMENT TO A REALLY HIGH STANDARD AND THEY ALSO FOLLOW THROUGH ON EVERYTHING. WHAT IS REALLY IMPORTANT FOR US IS THERE HAS BEEN NO LEVEL OF DISAPPOINTMENT.

Before we moved into our new home we struggled to find a sense of community. But we've found it here. We love the feeling of community and living with like-minded neighbours. We've met a lot of new friends through the social activities.

The purchase process and the service we received was also really professional. The process was fast, clean, clear and easy to understand. It was also very visual. The development plan was well set out, which made it easy to visualise how your home and community would look.

Another benefit is the covenants put in place. They ensure you know what your neighborhood and the homes around you will look like.

We would absolutely recommend Mirvac to our friends.”

LOUISE & ZANE

Gainsborough Greens purchasers



“WE ENJOYED A VERY GOOD EXPERIENCE WITH MIRVAC. THEY WERE ALWAYS OPEN WITH US AND HAPPY TO PROVIDE DETAILS ON EVERY ASPECT OF THE PROJECT.

They presented the whole idea of the development and the community from the outset. We were able to visualise everything from the layout and timelines, to the view from our apartment.

Our home is built to a very high quality and the design has taken advantage of open spaces to maximise light and breeze. We don't need to switch the lights on each morning as the rooms are filled with natural light, which is great. The design of the central entertainment courtyard also provides good line of sight to watch the children while relaxing with friends and neighbours.

Mirvac have a good understanding of how to build community based complexes. It is a reliable name with quality service.

We have recently purchased our second property with them. We were looking for something unique and really liked the heritage listed, boutique offering of their Brisbane Racing Club development. This was a most unique offering on the market.”

AMIT & ISHA

Mossvale & Ascot Green purchasers



CALL 07 3859 5980

HYDEBERRY.MIRVAC.COM

SALES CENTRE OPEN DAILY 10am - 5pm

VISIT US AT 282 Gardner Road, Rochedale, QLD 4123



***IMPORTANT NOTICE**

Amenities: References to amenities, shopping, entertainment and public transport is believed to be correct as at January 2018. References to time, distances and localities are approximate only. Map not to scale. Mirvac is not developing the proposed Rochedale Town Centre and has no control over whether or not it proceeds.

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