



Arbor

ROCHEDALE | RESIDENCES

Feel life flourishing.

An AVJennings community.

AVJennings[®]

A NEW BOUTIQUE COMMUNITY, SUPERBLY LOCATED.



Artist Impression

Tucked amongst the leafy suburb of Rochedale, just 20 minutes from all that Brisbane CBD has to offer, you'll find Arbor Residences. This elegant community of 38, three- and four-bedroom townhomes, caters for the ever-growing family or the convenience of downsizing.

Using AVJennings' highest level of specification these architecturally designed two storey homes are spread across three stages of the community.

Embracing various lifestyle options including master suites downstairs with generous bedrooms and multigeneration living quarters upstairs, each home has been carefully considered with landscaped gardens and elevated outlooks.

Outside you'll find an exclusive resident area with a covered pavilion including lap pool, BBQ and pizza oven.

Life at Arbor Residences offers the space and possibilities for how you and your family live now and into the future.

AVJennings

BE INSPIRED TO BRANCH OUT AND DISCOVER.

The simplicity of living life to the fullest is easy at Arbor, with a wealth of established amenities and an array of transport links. Be inspired to branch out and discover, with major road connections right on your doorstep. With such easy access to major highways north and south, a beach trip to the Sunshine and Gold Coasts are just a quick drive away.

BRISBANE CBD 17KM 20MIN	SUNNYBANK PLAZA 5KM 10MIN
BRISBANE AIRPORT 24.6KM 26MIN	GRIFFITH UNIVERSITY 7KM 8MIN
SUNSHINE COAST 115KM 1 1/2HR	WESTFIELD GARDEN CITY 4KM 7MIN
GOLD COAST 60KM 45MIN	EIGHT MILE PLAINS BUS STATION (PARK 'N' RIDE) 1.5KM 2MIN
BRISBANE TECHNOLOGY PARK 2KM 3MIN	ROCHEDALE TOWN CENTRE (LOCAL SHOPPING) 1MIN 900M





FEEL LIFE FLOURISHING AROUND YOU.

SCHOOLS & COLLEGES

1. Rochedale State Primary School
2. Redeemer Lutheran College
3. Rochedale State High School
4. St Peters Catholic Primary School
5. Eight Mile Plains State Primary School
6. Griffith University Mount Gravatt Campus
7. Griffith University Nathan Campus
8. Rochedale South State School and Prep
9. Mansfield State High School

SHOPPING

10. Rochedale Markets
11. Westfield Garden City
12. Sunny Park Shopping Centre
13. Sunnybank Plaza
14. Rochedale Town Centre Site
15. Proposed Future Retail (Rochedale Market Place)
16. Eight Mile Plains Shopping Centre
17. Rochedale Shopping Village
18. Underwood Marketplace
19. Warrigal Square Shopping Centre
20. Market Square Shopping Centre, Sunnybank

PUBLIC TRANSPORT

21. Bus Stop to CBD
22. Eight Mile Plains Busway Station (Park 'n' Ride)
23. Bus Stop to CBD
24. Kuraby Train Station
25. Fruitgrove Train Station
26. Runcorn Train Station
27. Altandi Train Station
28. Sunnybank Train Station

ENTERTAINMENT

29. Event Cinemas, Garden City
30. Hoyts Cinemas, Sunnybank Plaza

HEALTH & WELLBEING

31. Wishart Medical Centre
32. Sunnybank Private Hospital
33. Medicross Rochedale
34. Rochedale Family Practice

PARKS

35. Strawberry Fields Place, Rochedale
36. Pask Family Park, Rochedale
37. Ken Vanstone Park, Rochedale
38. Rochedale District Sports Park
39. Maisie Dixon Park
40. Wishart Community Park
41. Hibiscus Sports & Swimming Complex
42. Nathan Park Playing Fields

CHILDCARE

43. Good Start Early Learning, Eight Mile Plains
44. Bright Future Early Education Centre, Eight Mile Plains
45. Kuraby Early Learning Centre
46. Wakerley Park, Runcorn



Centering itself amongst a well-established and maintained neighbourhood, Arbor

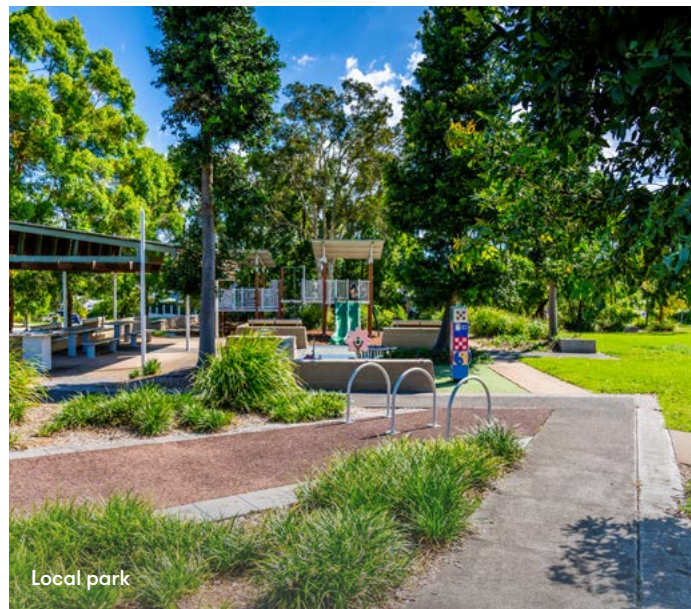
Residences is just a short walk to local schools and parks and less than 400m to Rochedale Village where you can find a large Coles supermarket as well as fitness, medical and dining options.

Just a 5-minute drive away there's an array of shopping and dining amenities at Westfield Garden City, with over 400 specialty shops and Event Cinemas. A little further afield is Sunnybank Plaza with a further 180 specialty stores as well as Hoyt's Cinema to give you multiple entertainment Options. Sunnybank Plaza is also home to Brisbane's largest variety of authentic Asian eats, with over 60 dining options to entice your culinary desires.

AT ARBOR,
YOU CAN
CHOOSE TO
GIVE YOUR
CAR A BREAK.



Local Rochedale park



Local park



Shops at Rochedale Central



Flying Pepper Restaurant



Local coffee at Rochedale shops



Local cafe at Rochedale shops

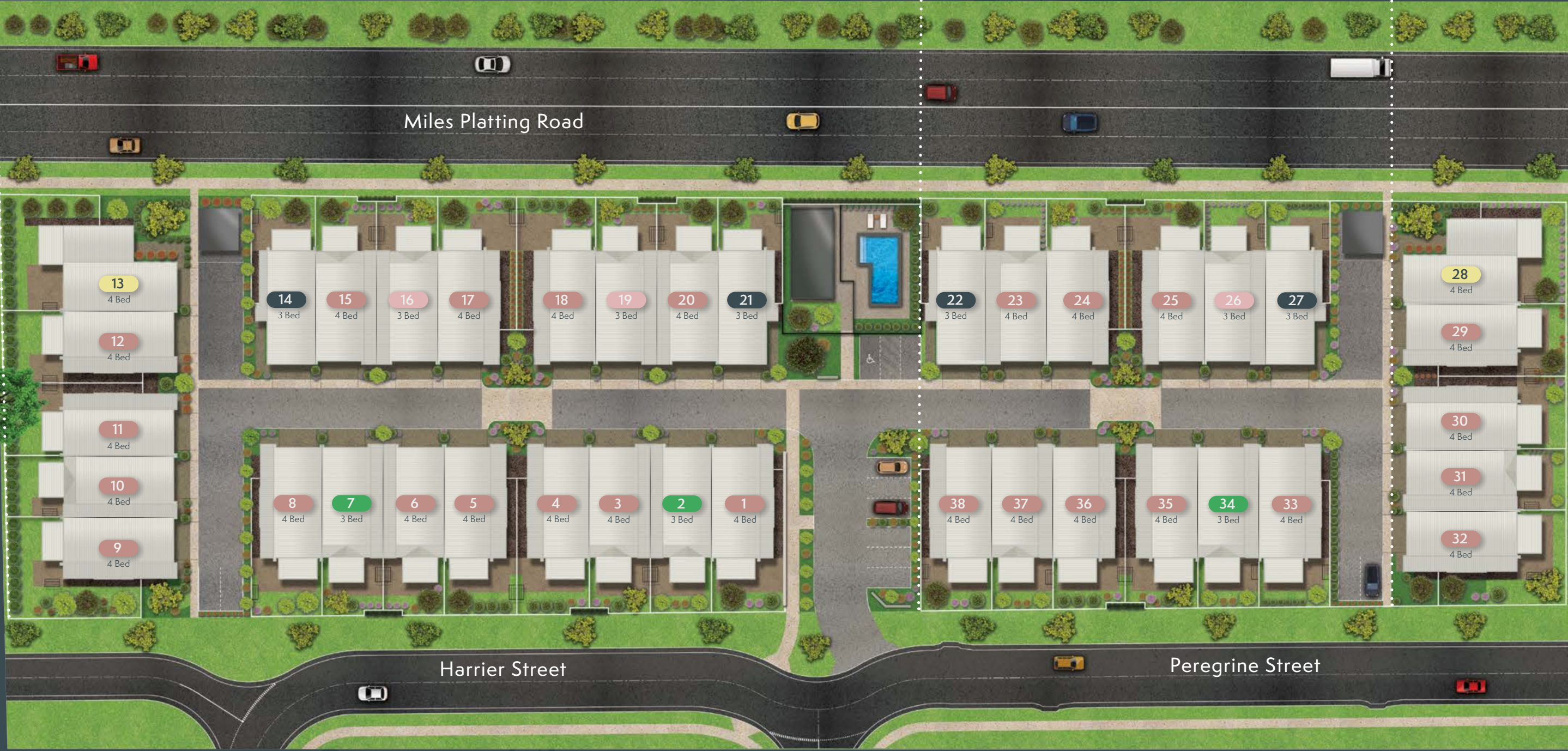


The Glen Hotel

STAGE 1

STAGE 2

STAGE 3



MASTERPLAN.

DESIGN	FAÇADE	LOT ALLOCATION
Ambrosia 3 Bed	F2	16, 19, 26
Ambrosia 4 Bed	F2	3, 6, 10, 15, 20, 23, 31, 37
Ambrosia 4 Bed	Corner	1, 4, 5, 8, 9, 11, 12, 17, 18, 24, 25, 29, 30, 32, 33, 35, 36, 38
Elderberry 3 Bed	F2	2, 7, 34
Bramble 3 Bed	Corner	14, 21, 22, 27
Citron 4 Bed	Corner	13, 28

AMBROSIA 4 CORNER



Artist Impression

The Ambrosia 4 is the most popular design at Arbor and has a flat roof, with four spacious bedrooms and two bathrooms upstairs. All the comforts of a high-end home are here, along with a spacious master suite, roomy walk-in-robe, and a double vanity ensuite. The generous living space downstairs enjoys an open plan, free-flowing dining/living and kitchen, which leads out to the landscaped alfresco.

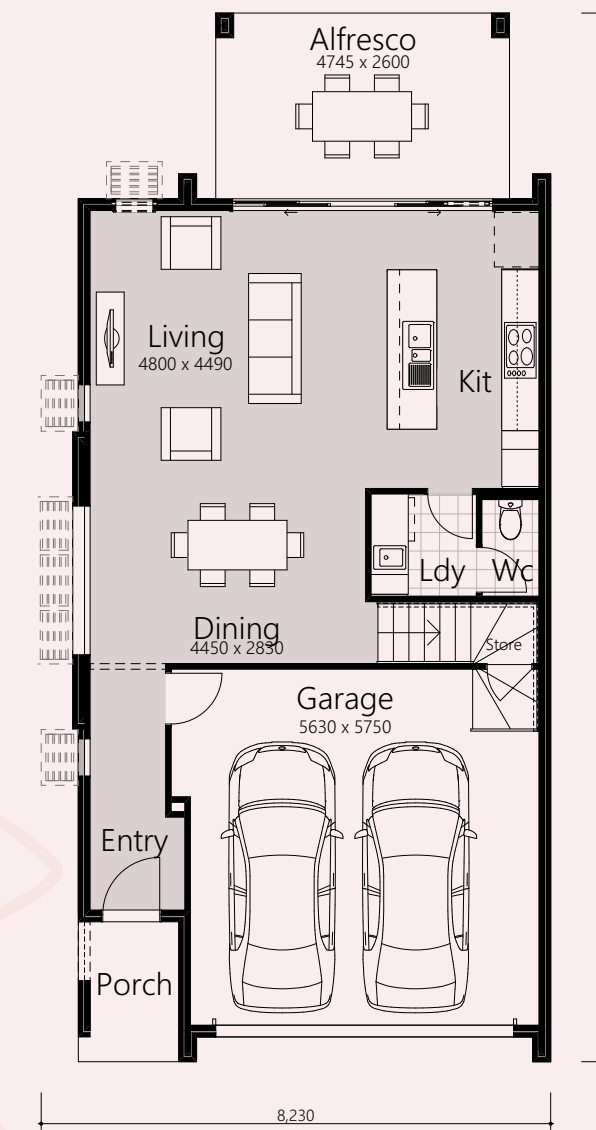


Artist Impression

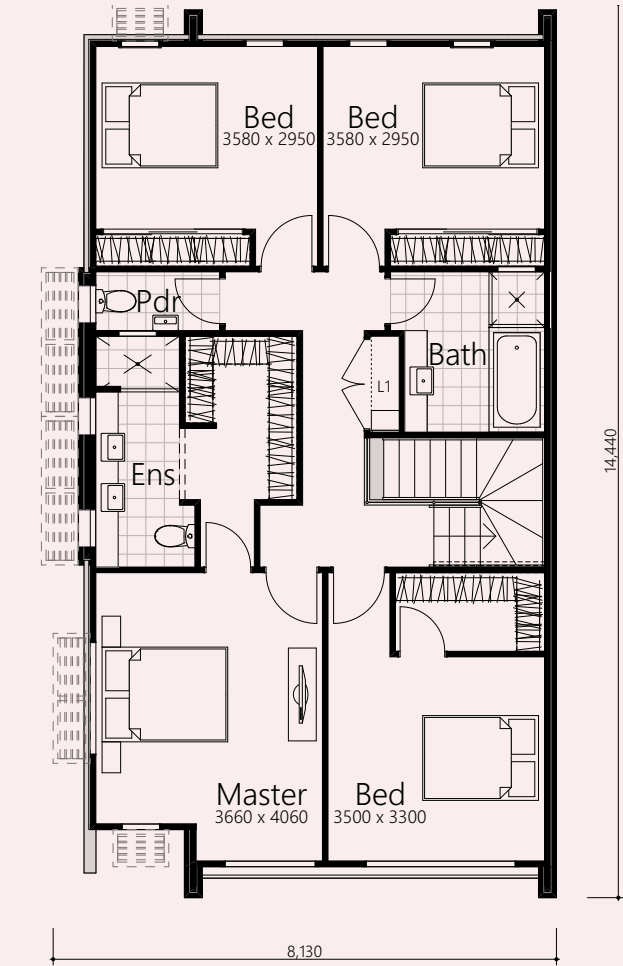
Ambrosia 4 Corner

🚗 4 🏠 2.5 🛏 1 🚗 2

Living	162.86m ²
Porch / Verandah	3.66m ²
Footprint	119.10m ²
Garage	35.79m ²
Alfresco / Patio	14.22m ²
Total Dwelling	216.53m ²



Ground Floor



First Floor

AVJennings®

AMBROSIA 3 & 4



Artist Impression

The Ambrosia 3 & 4 offers the same superior style and layout as Ambrosia 4 with an added choice of either a fourth bedroom or a second living space/retreat upstairs. The pitched roof adds a level of sophistication to the external façade, along with a landscaped alfresco.

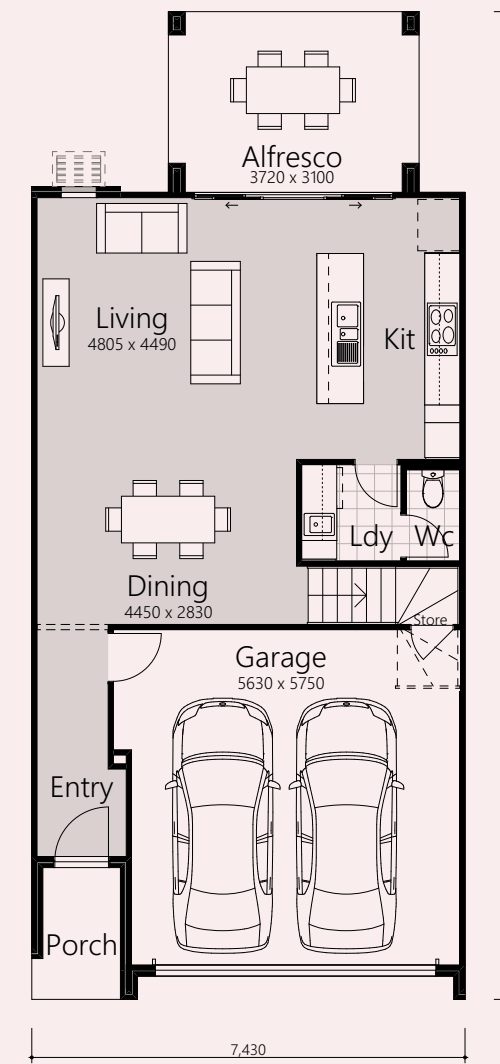
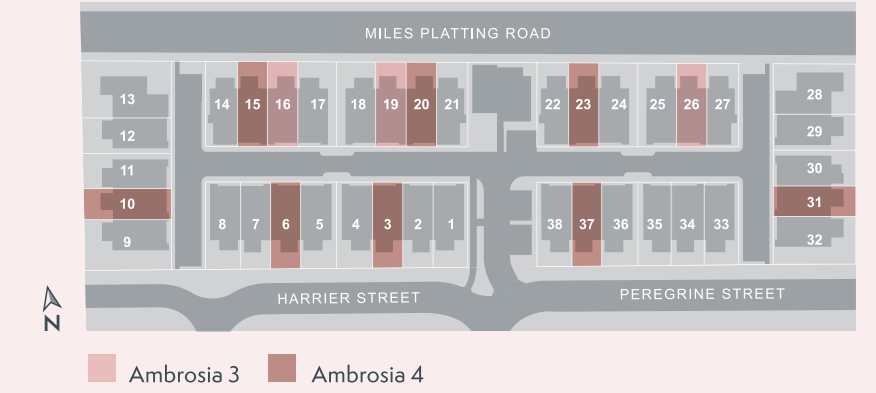


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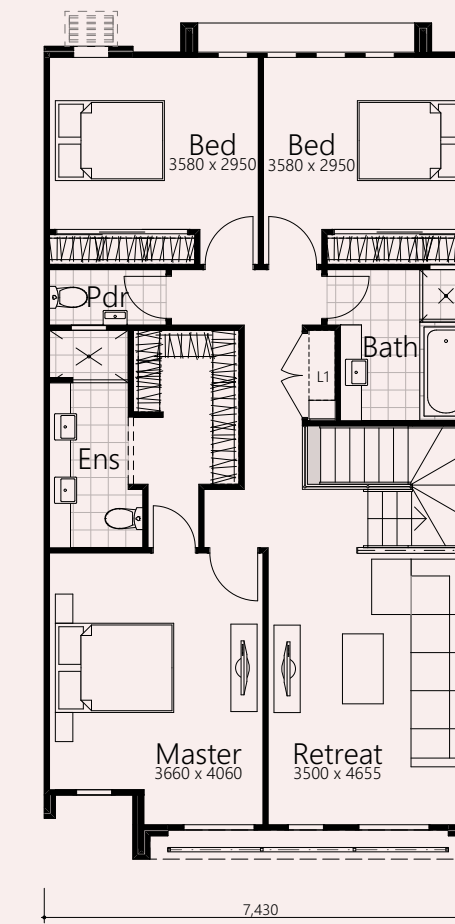
Ambrosia 3 & 4

🏠 3-4 🗺️ 2.5 🚗 1-2 🚗 2

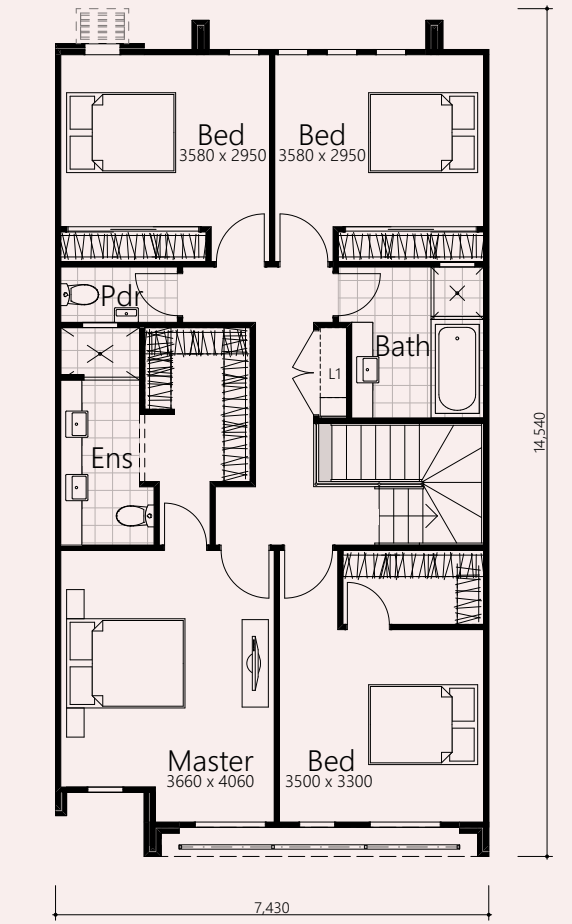
Living	156.54m ²
Porch / Verandah	3.44m ²
Footprint	114.14m ²
Garage	35.16m ²
Alfresco / Patio	13.33m ²
Total Dwelling	208.47m ²



Ground Floor



First Floor – Ambrosia 3



First Floor – Ambrosia 4

BRAMBLE CORNER



Artist Impression

The Bramble design enjoys the exclusivity of being on a corner, with the flat roof façade. Similar to the Ambrosia design, the Bramble features a spacious second living or retreat upstairs in the heart of the second level, separating the master suite from the two bedrooms.

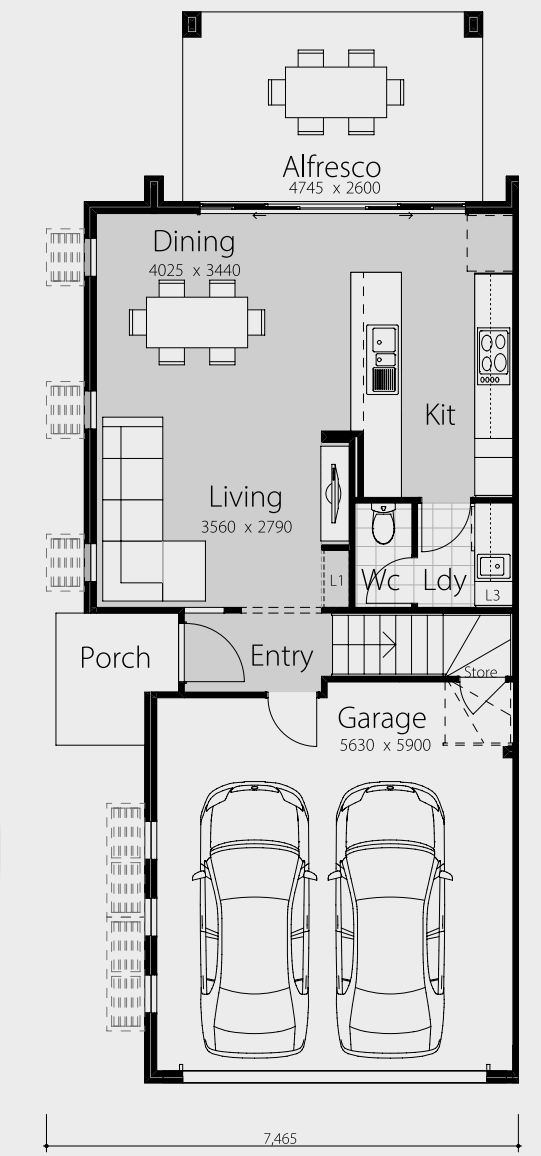


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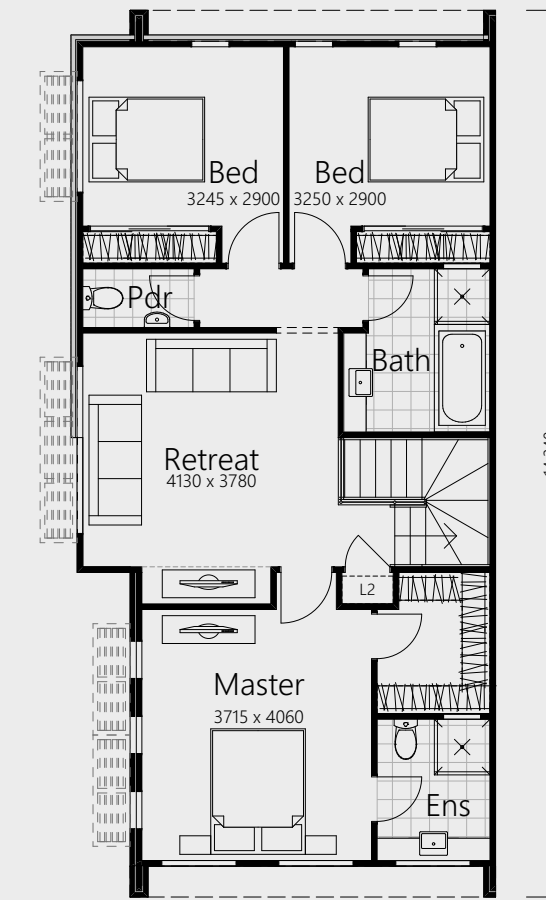
Bramble Corner

🚗 3 🏠 2.5 🚗 2 🚗 2

Living	135.28m ²
Porch / Verandah	3.61m ²
Footprint	105.97m ²
Garage	36.80m ²
Alfresco / Patio	14.23m ²
Total Dwelling	189.92m ²



Ground Floor



First Floor

AVJennings

ELDERBERRY



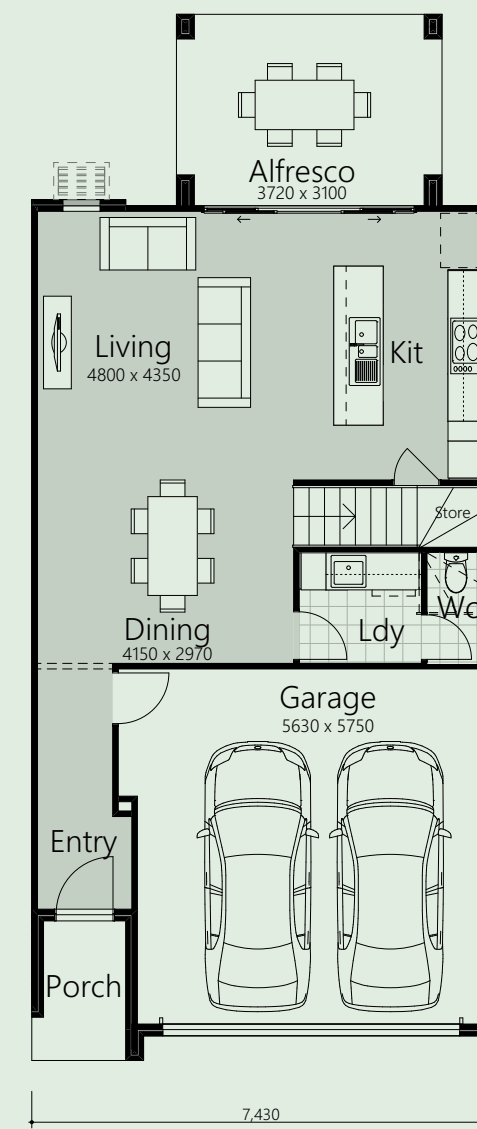
The Elderberry design is the largest three-bedroom design within Arbor Residences and enjoys a bigger laundry and spacious master suite upstairs with roomy walk-in-robe. The two other bedrooms are generous as well, with one enjoying a walk-in-robe. A generous retreat flows from the stairs allowing the extra space as needed.



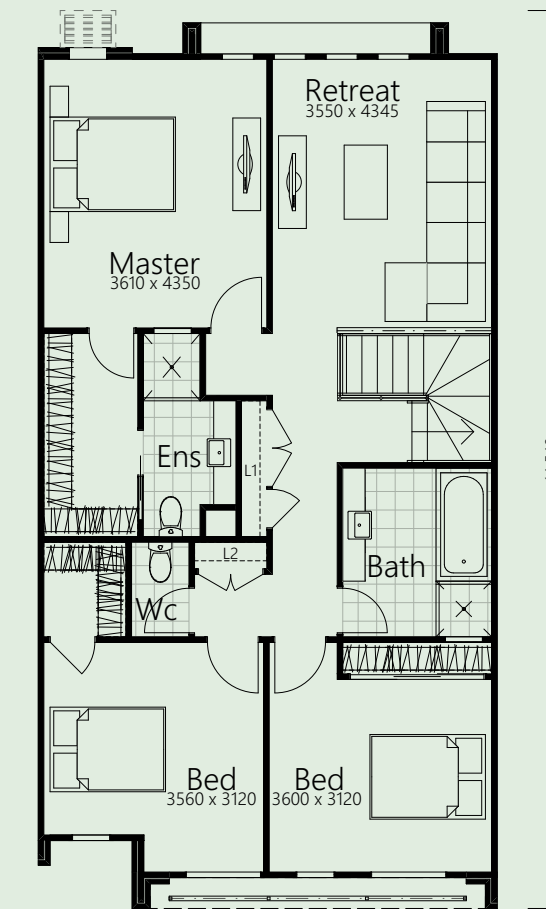
Elderberry F2

3 2.5 2 2

Living	157.45m ²
Porch / Verandah	3.44m ²
Footprint	114.14m ²
Garage	35.16m ²
Alfresco / Patio	13.33m ²
Total Dwelling	209.38m ²



Ground Floor



First Floor

CITRON CORNER



Artist Impression

Offering residents of Arbor the largest design, with only two available, these generous four bedroom homes offer the same high-end-quality as the other design but with the added prestige of having the master suite downstairs. Upstairs the fourth bedroom enjoys a walk-in-robe with ensuite, plus there's a multi-gen room with kitchenette that can be used as it's own self container flat. The added bonus of being a corner dwelling with a flat roof façade also allows extra privacy.

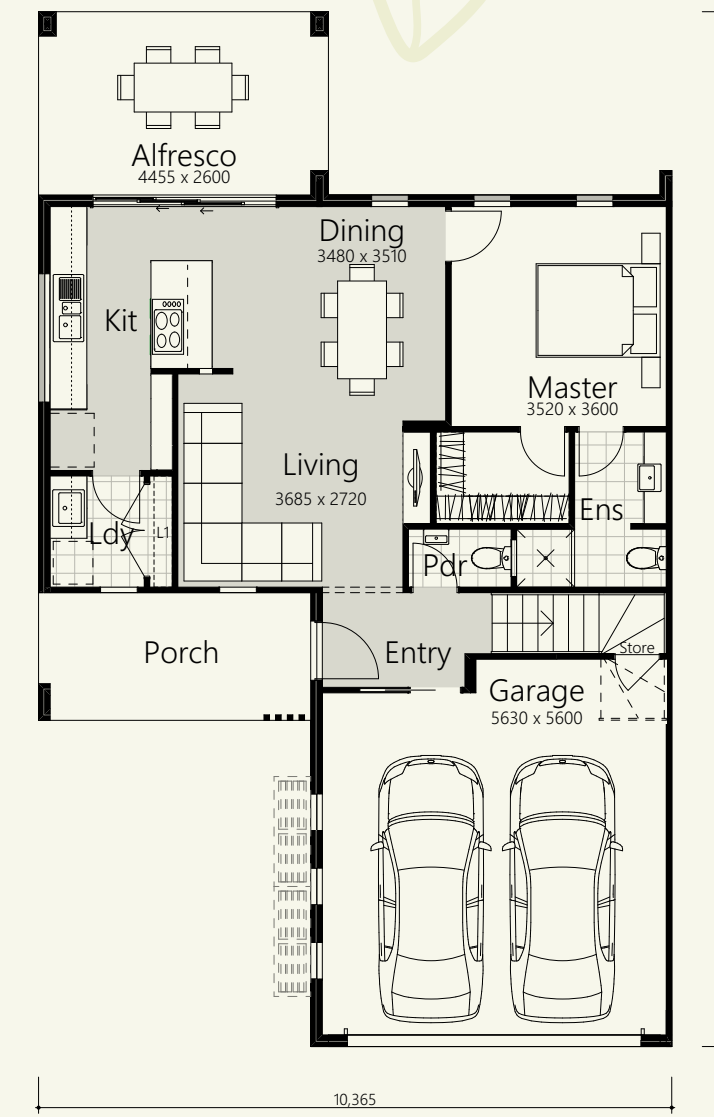
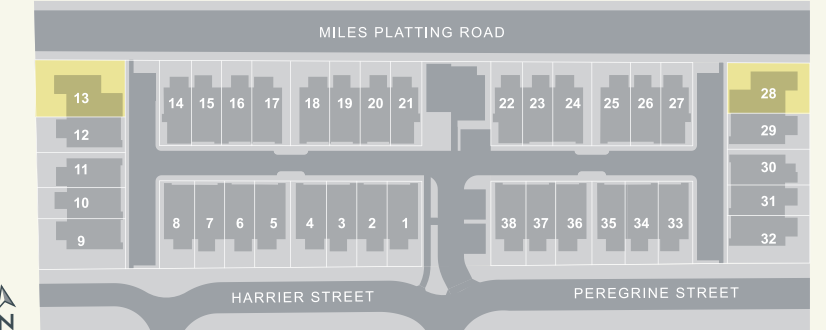


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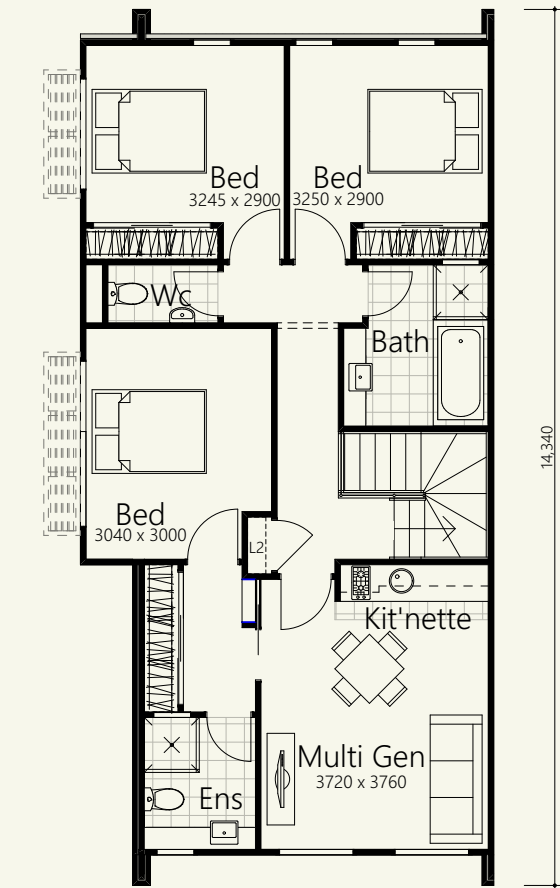
Citron Corner

4 3.5 2 2

Living	158.14m ²
Porch / Verandah	9.31m ²
Footprint	135.01m ²
Garage	35.98m ²
Alfresco / Patio	14.23m ²
Total Dwelling	217.66m ²



Ground Floor



First Floor

AVJennings®



Everyone wants to belong somewhere. It's an important part of the human spirit. At AV Jennings we help people build brighter futures by creating communities they want to belong to and grow with.

We know everyone has different needs and wishes for the place they live. That's why we offer a range of ways to get the home you want. You can buy a block of land, a finished home, townhome, terrace or apartment. We can work with your builder, or help you choose one.

We also know a home is part of a community, which is why we make sure parkland, play spaces and pathways are incorporated into every development. It's why we locate our developments close to schools, shops and transport. It's why AV Jennings is your community developer.

OUR QUEENSLAND COMMUNITIES.



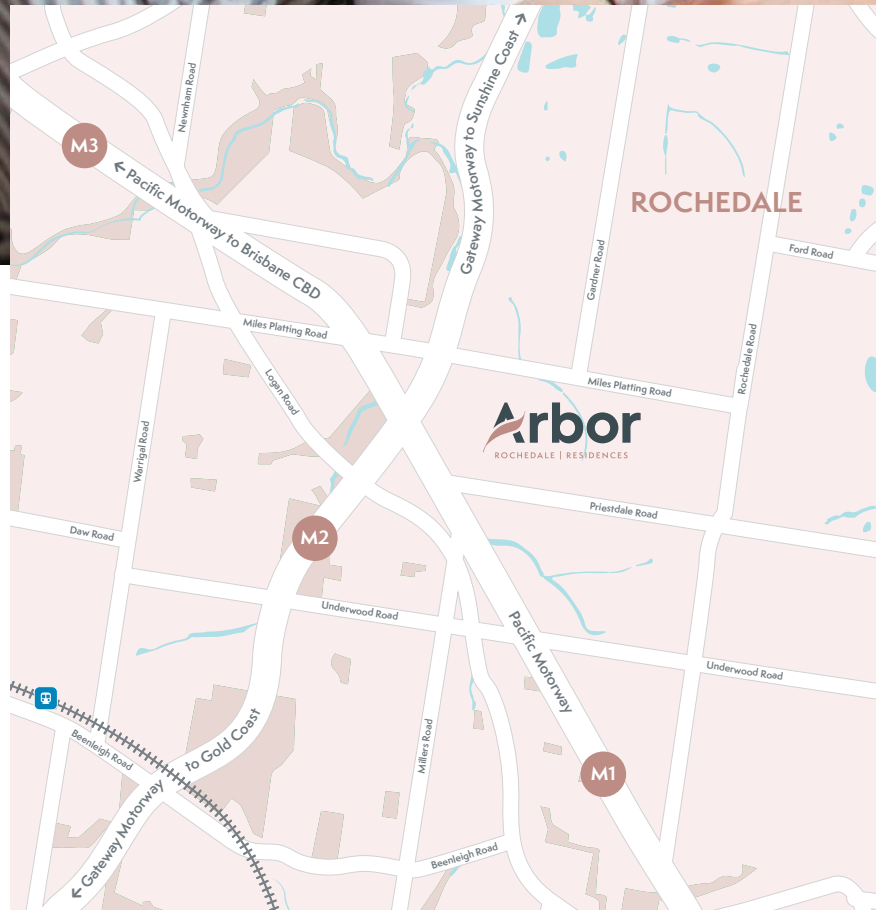
Cadence, Ripley

Situated in Brisbane's fast-growing south west corridor, this vibrant new master-planned community offers all the advantages and convenience of a connected modern lifestyle. Bringing a unique tempo into this corridor, we endeavour to create a beautiful and inclusive life for residents from different walks of life.



Riverton, Jimboomba

Riverton is a place where you can live a happy and fulfilled life in a community that embraces a village-like spirit. A place to grow as your family grows with you. A place where you can explore a vibrant locality and natural surrounds. Riverton is a place where loving life is part of everyday life.



**ARBOR RESIDENCES
SALES DISPLAY**

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Arbor
ROCHEDALE | RESIDENCES

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