

# SHERWOOD VILLAGE

A P A R T M E N T S

Designer 1, 2 & 3 bedroom apartments for those that seek quality and location above all else.



place  
projects





## THE DEVELOPMENT Designed for living. Designed for you.

Sherwood Village Apartments is the embodiment of Brisbane's eclectic riverside lifestyle. Bordered by the Brisbane River, and just 20 minutes to the heart of the city, this boutique collection of 34 apartments have been designed to promote the ultimate contemporary living experience.

Developed with a unique blend of style and functionality, each apartment is a conference of superb fixtures, generous layouts and quality finishes.

The complex itself has been thoughtfully designed to effectively balance privacy between neighbours and a tangible sense of community.

Architecturally designed for contemporary living, this stunning opportunity has been created to appeal to busy professionals, downsizers, owner occupiers and savvy investors looking for a rare piece of suburban apartment luxury.

## ACCESS

Parking is available below the complex in a secure basement carpark. Each one and two bedroom apartment has one exclusive parking space. Each three bedroom apartment has two exclusive spaces. There are also several parking spaces available to visitors.

Wheelchair accessibility is provided by elevators to all levels of the complex.

## SECURITY

Peace of mind and security is paramount at Sherwood Village. Access to the complex is through a security swipe card system to all doors and elevators. For visitors, there is video intercom from street entry to each apartment.

Entry to the carpark is provided by way of a motorized garage door with remote access. Security is ensured with CCTV cameras that record 24 hours a day. There are also exclusive-use storage cages in the garage for selected apartments.



# FLOOR PLANS



UNIT 26 – LOT 405  
2 BED 2 BATH 1 CAR 1 STUDY  
INTERNAL 80m<sup>2</sup>  
EXTERNAL 25m<sup>2</sup>  
BODY CORP \$58.40/WEEK



UNIT 24 – LOT 403  
2 BED 2 BATH 1 CAR 1 STUDY  
INTERNAL 77m<sup>2</sup>  
EXTERNAL 19m<sup>2</sup>  
BODY CORP \$58.40/WEEK



UNIT 31 – LOT 503  
3 BED 2 BATH 2 CAR  
INTERNAL 93m<sup>2</sup>  
EXTERNAL 21m<sup>2</sup>  
BODY CORP \$62.78/WEEK



# FITTINGS & FIXTURES

FLOORING  
Bamboo timber over acoustic underlay to kitchen, dining, living and hallway areas  
Carpet to bedrooms  
Tiles to balconies  
Polished tiles to bathroom and ensuite floors

KITCHEN  
Gloss and timber grain cabinetry with soft close drawers  
Stone benchtops  
Glass splashback  
Double bowl stainless steel sink with mixer tap-ware  
Appliances – Bosch or similar 60cm gas cooktop, 60cm electric oven, slide-out rangehood and dishwasher.

BATHROOM & ENSUITE  
Full ceramic toilet with soft close seats  
Ceramic basins with stone bench top  
Full width mirror over vanity  
Semi-frameless glass shower screens  
Full height tiling to walls

LAUNDRY  
Stainless steel tub above storage

SERVICES  
Air conditioning: split system reverse cycle to living area and main bedroom  
Ceiling fans – living area and all bedrooms  
Lighting – 100% energy efficient lighting throughout  
Telecommunications – landline/data points in kitchen/living area, master and study  
Television – aerial points and Foxtel connections in living area  
Internet – local broadband network  
Hot water – mains gas hot water with individual water meter

CONSTRUCTION  
Walls and ceilings – painted plasterboard  
Architraves and skirtings – Painted timber  
Doors – Redicote doors to bedrooms and bathrooms  
Sliding mirror panel doors to wardrobes  
Powder coat sliding aluminium doors to balconies

UNIT 13 – LOT 301  
1 BED 1 BATH 1 CAR  
INTERNAL 55m<sup>2</sup>  
EXTERNAL 12m<sup>2</sup>  
BODY CORP \$52.40/WEEK







## THE LOCATION

Modern convenience meets village charm.

Sherwood Village is positioned on tranquil Mayhew Street, just moments from Oxley and Sherwood Roads in the heart of Sherwood. Within walking distance is the heart of Sherwood's village charm – a serene hamlet full of cosy cafés, bustling restaurants and all the amenities the modern apartment buyer seeks.

Growing families will appreciate this wonderful position most of all, being within walking distance to St Aidan's Anglican Girls School, Corinda State High School and Saint Joseph's Catholic Primary School. This fantastic riverside pocket is also home to many acres of parkland several sporting clubs, and offers easy access to the University of Queensland and Indooroopilly Shopping Centre.

Connectivity around Brisbane is always stress-free, with Sherwood Station and city bound buses just moments from your door. Local arterials, including Oxley Road, the Ipswich Motorway and Centenary Motorway, offer swift connection all over Brisbane and beyond.



## THE MARKET

Invest in Sherwood, Brisbane's up-and-coming suburb – close to the CBD, public transport, and all the highlights of the city's flourishing Western areas.

With everything within easy reach, it's no surprise that students, professionals and families are flocking to Sherwood in droves.

Sherwood Village is your chance to be a part of this growing area.

## KEY FACTS

The local Sherwood rental market is holding strong as a key area of growth in Western Brisbane.



**RENTAL POPULATION**  
34.5%



**ANNUAL GROWTH IS STEADY AT**  
3.89%



**RENTAL YIELD IS AT**  
4.95%



**MEDIAN RENT IS**  
\$400/wk



**LOW VACANCY RATE OF**  
2.24%





## SHERWOOD VILLAGE APARTMENTS 8 MAYHEW STREET SHERWOOD

Furniture and plantings are for decorative purposes and are subject to change.

## Matt Brandon

[mattbrandon@eplace.com.au](mailto:mattbrandon@eplace.com.au)

0401 084 900