# SHERWOOD VILLAGE

APARTMENTS

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











# 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

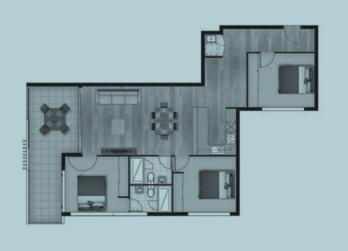


### UNIT 24 - LOT 403

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



## 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



# 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







# 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



ANNUAL GROWTH IS STEADY AT



RENTAL YIELD IS AT



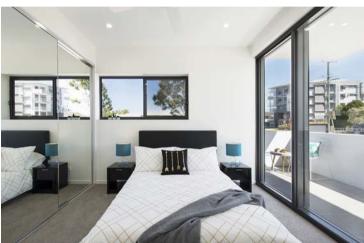
MEDIAN RENT IS
\$400/\/



LOW VACANCY RATE OF













## SHERWOOD VILLAGE APARTMENTS 8 MAYHEW STREET SHERWOOD

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

# Matt Brandon

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