

VERVE

TOWNHOUSES

VERVE

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WELCOME TO VERVE

For those seeking sophisticated, family living, Verve Townhouses offer the perfect lifestyle.

These four bedroom residences showcase functional design and impeccable finishes.

Verve represents the ultimate in modern living, in the heart of an idyllic location on Brisbane's northside.

DISCOVER THE BEST OF ALBANY CREEK

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Verve seamlessly delivers exceptional contemporary living in the sought-after suburb of Albany Creek.

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Radiating understated luxury, these beautifully appointed townhouses embrace modern design and enduring style.

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Albany Creek is admirably positioned to craft a balanced lifestyle, surrounded by a wealth of quality amenities.

22

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A wise choice for a professional investment portfolio, located within an economic corridor on the rise.

26

AUSBUILD

Ausbild is a leading property group with a diverse range of residential communities across South East Queensland.



DISCOVER



DISCOVER VERVE

55 GREENSILL ROAD ALBANY CREEK, BRISBANE



ARTIST IMPRESSION.

Verve seamlessly combines exceptional townhouse living with an enviable location, the leafy setting of Albany Creek.

As one of Brisbane's most sought-after suburbs, with easy access to both the city and the bay, Albany Creek now gifts residents with a dynamic and engaging place to call home.

7 Buildings / 25 Townhouses

- Situated within Moreton Bay Regional Council
- Under 30 mins to Brisbane CBD
- Under 15 mins to Westfield Chermside
- Within easy reach of schools and medical centres

Everything you need is close by - See P.18 >

PROJECT MASTERPLAN

Verve is a lively boutique precinct featuring 38 stylish townhouses. This community is carefully considered to be inspired by nature yet connected in every conceivable way, offering luxury in everyday life.





DESIGN



MASTERFUL DESIGN

BOLD . NATURAL . CONTEMPORARY



ARTIST IMPRESSION.

Verve Townhouses are bold yet thoughtful in design. Beautifully crafted interiors leave room to move and connect with outdoor spaces. These open layouts seamlessly blend contemporary design and natural light to celebrate a lifestyle full of endless opportunity.

Relax at home in the privacy and tranquility of a flawlessly designed, open plan home. There is an abundance of space for both preparing meals and entertaining family and friends. A separate laundry and powder room are considerate features to keep those generous living areas open for whatever you may be planning.

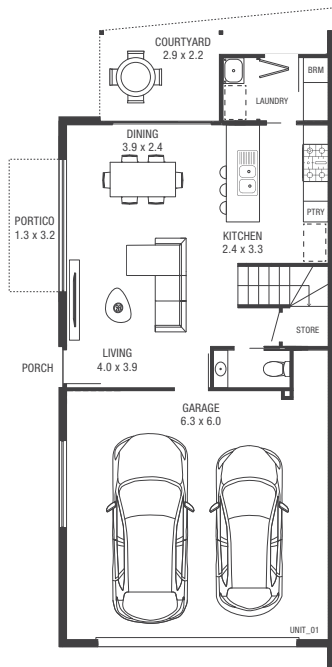
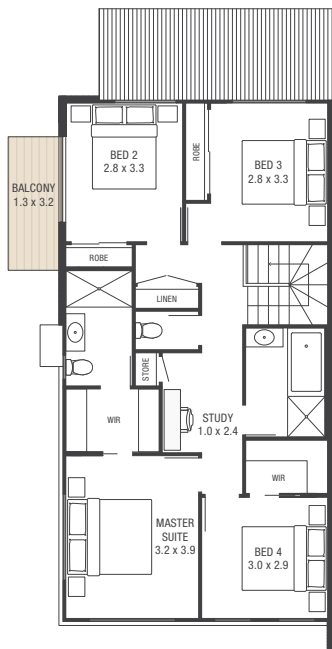
These residences are generous, full-size homes, with four spacious bedrooms all on the first floor. Luxurious but purposeful, the master suite boasts a private ensuite, while an elegant bathroom services the secondary bedrooms. This creates a calming retreat, away from the main living areas.

TOWNHOUSE

A

4 2½ 2 1

TOTAL AREA 20.2sq | 188m²



The above townhouse plan is based on Unit 1.

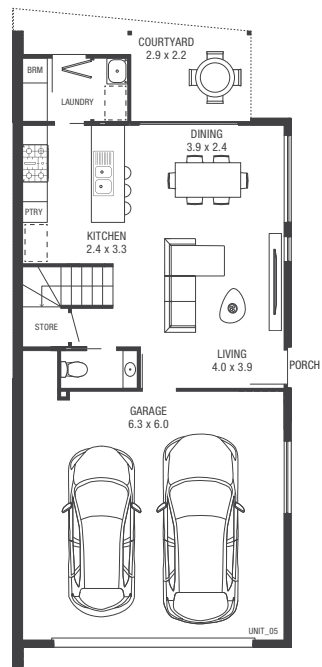
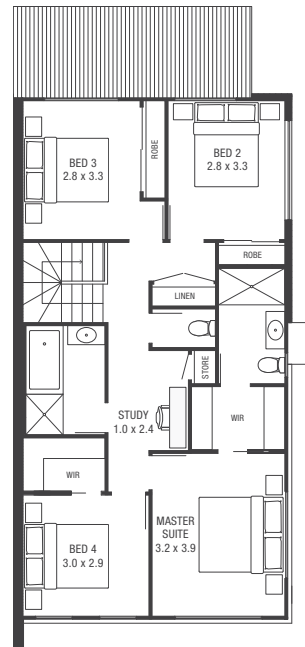
Please refer to individual townhouse brochure for townhouse specific plan.

TOWNHOUSE

B

4 2½ 2 1

TOTAL AREA 19.4sq | 180.6m²



The above townhouse plan is based on Unit 5.

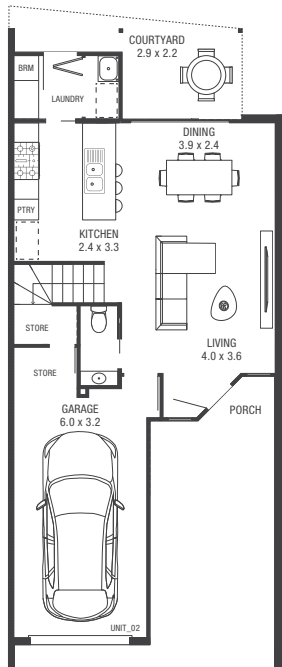
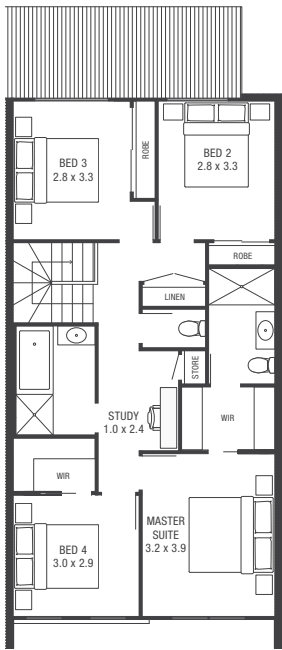
Please refer to individual townhouse brochure for townhouse specific plan.

TOWNHOUSE

C

4 2½ 2 1

TOTAL AREA 19.2sq | 178.7m²



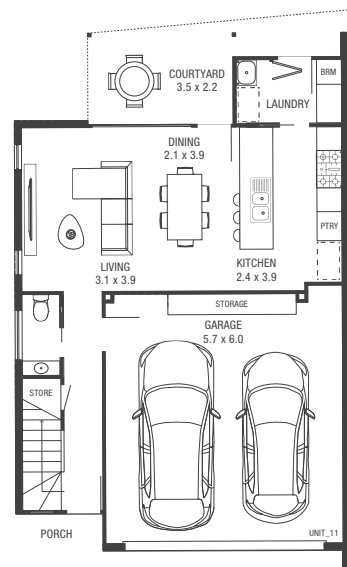
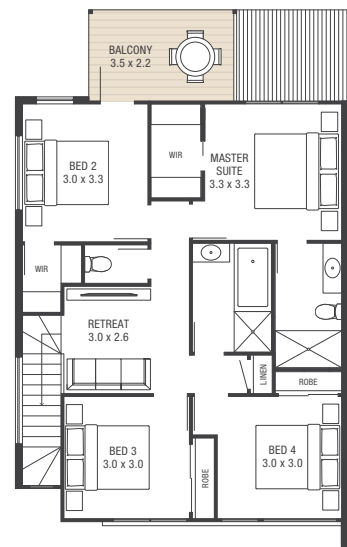
The above townhouse plan is based on Unit 2.
Please refer to individual townhouse brochure for townhouse specific plan.

TOWNHOUSE

D

4 2½ 2 2

TOTAL AREA 20.0sq | 186.1m²



The above townhouse plan is based on Unit 11.
Please refer to individual townhouse brochure for townhouse specific plan.

*The details are not the details.
They make the design.*

CHARLES EAMES



ARTIST IMPRESSION.



DESIGN

IMPECCABLE INCLUSIONS

SLEEK & UNDERSTATED



KITCHEN - SCHEME 1. ARTIST IMPRESSION.



KITCHEN - SCHEME 2. ARTIST IMPRESSION.

No detail has been overlooked in these thoughtfully curated residences; a sophisticated streetscape mirrored by a beautifully layered interior, impeccably appointed with superior fittings and luxe finishes, to offer a timeless appeal and entice the senses.

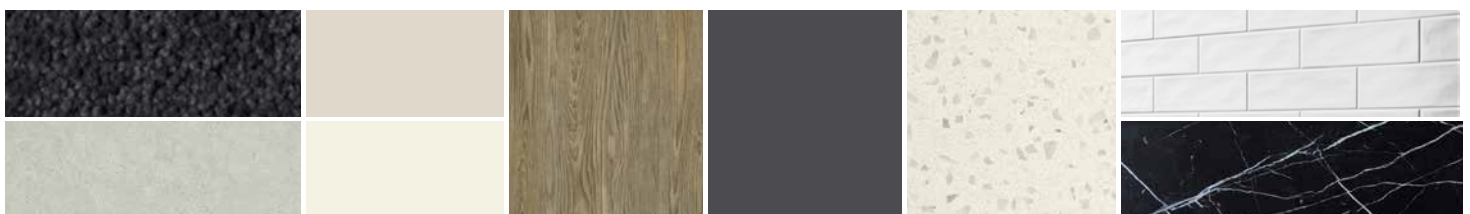
Meticulous in design, the kitchen features sleek stainless steel appliances, coupled with stone benchtop and splashback to create a seamless allure. Refined joinery offers an abundance of storage space, harmoniously flowing throughout the home. Elegant bathrooms showcase contemporary finishes such as a bold feature tile wall and matte black tapware, while mirrored cabinets provide the luxury found when style meets functionality.

BOLD COLOUR SCHEMES

The modern urban design is further reflected in two colour schemes, accentuating themes of timber and slate. Clean, contemporary lines, textural layers, and a warm, neutral palette, create a statement of luxury.



BATHROOM. ARTIST IMPRESSION.



CONTEMPORARY LIFESTYLE

LIVE . SHOP . MEET . PLAY

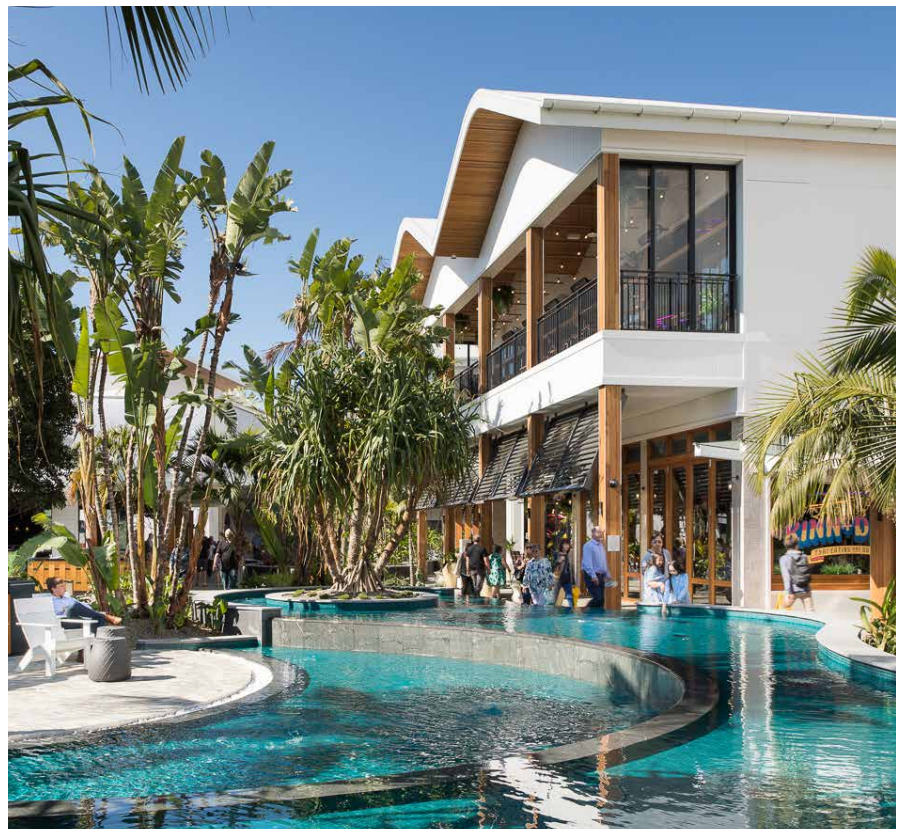


COMMUNITY LIFE

Verve is impeccably located in an idyllic natural setting, offering families an urban sanctuary that will provide a relaxed yet sophisticated lifestyle for many years to come. Here, you can make lifelong friends within the community, or branch outside in the well-established local surrounds. Uncover this metropolitan oasis full of community spirit.

EVERYDAY CONVENIENCE

Residents will discover a wealth of local comforts in this dynamic suburb, which features an energetic business, retail and hospitality heart. Albany Creek Shopping Village offers ultimate convenience to drop in and pick up those few necessities. Or, shop up a storm in the nearby Westfield Chermide or Aspley Hypermarket, both boast major retailers and numerous specialty stores alike, and indulge in the endless culinary delights offered by local cafes and restaurants.





ACTIVE LIFESTYLE

Keep up an active lifestyle with the local South Pine Sports Complex hosting an array of indoor and outdoor sports, and even an agility club for your dog! With golf courses, swimming pools and plenty of health and fitness centres nearby, there are energetic options to suit everyone. If you're after something more serene, there are many local parks and nature reserves to explore, or go for a short drive and take in a walk along the water's edge.

MIND & BODY

Nurture young minds with numerous private and public, primary and secondary schools in the local area, plus quality childcare and early learning centres. TAFE Queensland and a selection of world-class universities offer unrivaled opportunities for those pursuing higher education.

For routine check-ups, rare medical emergencies, or simply to maintain your general well-being, there are a selection of local medical practices and specialists ready to help.



NEAR TO HOME

Enjoy a relaxed lifestyle in this family-friendly community which offers a connected way of life in the charismatic Brisbane northside suburb of Albany Creek. Major transport thoroughfares are a short drive away, making for an easy commute to neighbouring suburbs or travels further afield. Plus, local public transport options can take you where you need to go, with both buses and trains easily accessible.

SPORTS & RECREATION

01. Albany Creek Football Club
02. Wantima Golf Course and Country Club
03. Albany Links Golf Course
04. South Pine Sports Complex
05. Eatons Hill Hotel and Function Centre
06. Wolter Park Football Club
07. Albany Creek Gymnastics Club
08. Albany Creek Leisure Centre

EDUCATION

09. All Saints Parish Primary School
10. Albany Creek State School
11. Albany Creek State High School
12. Good Shepherd Christian School
13. Eatons Hill State School

PARKS

14. Apex Park
15. Leitch Park Playground
16. Doug Stevens Park
17. Wolter Park
18. Jacaranda Park
19. Tom Simpson Park

MEDICAL

20. Albany Family Doctors
21. Albany Care Medical Centre
22. Prasads Medical Centre
23. Chermside Family Medical Centre
24. North West Private Hospital
25. Prince Charles Hospital
26. Everyday Medical

RETAIL

27. Westfield Chermside
28. Albany Creek Village
29. Eatons Hill Village
30. Carseldine Central
31. Bracken Ridge Plaza



BRISBANE CBD
30mins

24

19

12

26

10

18

20

28

22

21

09

VERVE
TOWNHOUSES



GREENSILL RD

16

04

02

14

05

29

01

VERVE 21

A WISE INVESTMENT

ALBANY CREEK, BRISBANE

LOCATION
14km
TO BRISBANE CBD

CAPITAL GROWTH
MEDIAN SALE PRICE
SEP'16 - \$568,000
SEP'20 - \$621,500

9.42%

DEMOGRAPHICS // POPULATION GROWTH

POPULATION GROWTH
↑ 8.3%
FROM 2000 TO 2017

INVESTOR **15%**
OWNER **85%**

\$261
ABOVE AVERAGE WEEKLY INCOME
ON A NATIONAL AVERAGE COMPARISON

TOTAL POPULATION IS PROJECTED TO INCREASE BY 10.9%.

RENTAL MARKET

MEDIAN ASKING RENT
2005 \$290pw - 2019 \$500pw
5.17%
RENTAL GROWTH P/A

2.6%
VACANCY RATE

RENTAL APPRAISAL
\$480 - \$520
WEEKLY RENT RETURN

INFRASTRUCTURE

APPROX. **1,200 STUDENTS**
UNIVERSITY OF SUNSHINE COAST
MORETON BAY CAMPUS NOW OPEN

\$3.6 BILLION PROJECT
QUEEN STREET WHARF

SUSTAINABLE LIVING

AN ENVIRONMENTALLY CONSIDERED COMMUNITY



ENERGY

- > Ausbuild have optimised the passive building design to achieve a minimum rating of 5 stars across all townhouses.
- > External walls have been insulated to help keep indoor temperatures cool in summer and warm in winter.
- > All homes have 100% energy efficient lighting to reduce energy bills.
- > CSR Hebel cladding has better insulation value than brickwork due to air bubbles trapped within the panels. This product also has excellent sound proofing properties.
- > High quality reverse cycle air conditioning installed to all units, with multiple adjustable zones to reduce energy consumption. Ceiling fans have been installed to all bedrooms and living, to reduce energy consumption further.
- > Hot water systems mounted internally to maximise insulation and allows for less distance of travel to areas where hot water is required.



WATER

- > All toilets have a 4 star water efficiency rating, which use 3 litres of water or about 45% less water per flush than average.
- > All bathroom and kitchen taps have a minimum water efficiency rating of 4 stars, which use about 40% less water than average taps.
- > High quality shower fittings with a minimum 4 star water efficiency rating, reducing water usage but providing a great shower.
- > Installed underground, the Ocean Protect Storm Filter treats all storm-water running off the site and ensures that no silt, soluble heavy metals or rubbish enters our creeks and oceans beyond.
- > All gardens are mulched, which stops the top of soil from drying out, keeping the soil moist and can reduce watering up to 60%. Mulching also reduces weed seed germination.



LIFESTYLE

- > Wall mounted bicycle racks to all garages, allows residents to have a healthy and cost effective alternative to vehicles.
- > James Hardie fibre cement cladding has been applied to all external walls. This range of highly durable products, help reduce on-going maintenance and repair costs.
- > Large windows and doors allow natural light to flow into the homes to reduce the need for artificial lighting.
- > Timber framing was sourced from renewable tree plantations, that permanently captures carbon from the atmosphere.
- > All external cladding materials are fire and pest resistant.

PURCHASE WITH CONFIDENCE

Innovation is often the ability to reach into the past and bring back what is good, what is beautiful, what is useful, what is lasting.

SISTER PARISH



ARTIST IMPRESSION.



CRAFTED BY AUSBUILD

Ausbuild is an established developer and builder offering one of the widest range of services in the industry. With decades of experience in construction, design, land development, sales and marketing, we continue to build on our strong reputation and brand as trusted experts in the local property market.

For over 30 years our team of highly skilled professionals has given every project dedicated care, with hands on involvement from start to finish. Ausbuild personally inspect all developments and review all plans – ensuring every new home under the Ausbuild name is delivered to the highest standards of quality and service.

With land available now and well into the future, you can rely on Ausbuild to have the capacity to serve growing industry demands.

If you are looking to expand your portfolio, you can trust in Ausbuild – one of Queensland's largest property groups.



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 Greensill Road, Albany Creek  Vervetownhouses.com.au

AUSBUILD 
A simple journey home

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21.01.21. V1.0