

Gardner Rd, Rochedale, QLD, 4123

 AUSPRO PROPERTIES

Townhouse For Sale

Sunday, 10 November 2024

Gardner Rd, Rochedale, QLD, 4123

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: Townhouse



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CITRINE - A new dawn in lifestyle luxury

Citrine is a masterfully crafted community boasting exceptionally considered townhouses, nestled within a secluded green enclave that harmoniously blends the natural environment with the built community.

Designed for a low-maintenance lifestyle consisting of 3 & 4 bedroom residences across two or three-levels, Citrine Townhomes feature seamless transitions between indoor & outdoor spaces, helping to prioritise the natural environment.

For retail therapy, everyday essentials and dining out, Citrine places you close to it all.

With Rochedale Village Shopping mall on your doorstep including major supermarket Coles, a chemist and a gym, convenience really is at the heart of the Citrine offering.

In fact there is a whole array of diverse eating and drinking options nearby, with Chinese, Indian and modern Australian restaurants just minutes away.

- Unrivalled tranquility with enviable connectivity

Citrine is a place where you can set down roots, form friendships with neighbours, stay active and healthy, and keep the kids entertained.

Beyond the amenities at Citrine, Rochedale boasts numerous green spaces including Strawberry Fields Place and Pask Family Park.

In a suburb dominated by families, Rochedale's access to education is a major highlight.

There are numerous excellent primary and secondary schools nearby including Rochedale State School, Rochedale South State School, Rochedale High School and Redeemer Lutheran College all within a 5 minute drive.

For tertiary studies Griffith University Logan campus is just 15 minutes away.

- Brisbane Metro set to further increase connectivity

As part of Brisbane Metro, Brisbane City Council is constructing a new metro depot at Rochedale, which will house the new fleet of fully electric metros.

This 10-hectare end of route facility will provide advanced metro charging solutions for a cleaner and greener Brisbane, making it one of the largest and most technologically advanced facilities of its kind in Australia.

Delivery of the metro depot is well underway with major construction expected to be complete in late-2023, subject to approvals, weather and construction conditions.

- A natural playground

Internal streets have been designed to create a walkable, connected neighbourhood centred around the impressive communal recreation area boasting a generous pool and BBQ facilities.

This outstanding new development, featuring timeless architectural design, considered finishes and beautiful aspects sets a new benchmark in Rochedale Townhome living.

The built form prioritises garden landscape themes, maximising accessibility and use of associated outdoor spaces.

Collections of domestically scaled architectural elements have been arranged to frame the garden and provide a unique entrance for each Townhome

These spacious townhomes offer the indoor/outdoor living you would come to expect from any Queensland residence. Featuring engineered timber flooring, recessed downlights, ducted air-conditioning and ceiling fans, everything has been considered for quality and comfort.

The warm timber setting of each kitchen creates an environment that is equally homely and welcoming, yet striking and unique. These beautifully appointed kitchens feature ILVE appliances, engineered stone benchtops and ceramic handmade-look tiles.

Experience an oasis where the water is cool and the flowers bloom.

Featuring premium, resort style amenities, Citrine boasts a lap-pool, BBQ area and yoga lawn.

The perfect spot for your morning swim, entertaining with friends or unwinding after a busy day.

- Development Update

One third of the Citrine site is dedicated to nature reserve and environmental protection zone.

- Trends and Outlook

Townhouse projects in well connected areas that offer modern, high-quality housing are expected to be in high demand.

Across Brisbane, there has been a shift towards a more urbanised lifestyle. There is a strong desire to be well connected to employment, retail, education and lifestyle amenities (parks, dining, entertainment).

Community is still a valued aspect for residents. Resident amenities and shared spaces foster greater interaction between neighbours to build that community.

In conjunction with community, there has been a strong desire for high-quality dwellings. Projects that are distinguishable in quality and offer residents a point of difference are in high demand.

Rosedale features strong fundamentals such as significant house price growth, high connectivity, and continual population growth. New townhouse developments are well placed to satisfy the residential demand fueled by these fundamentals.

- Population and Age Distribution

The Catchment's population is forecast to increase by ~10,800 residents over the next 15 years to reach a total population estimate of 37,643 by 2036. This equates to growth of 2.3% per annum over the 15-year period and creates demand for an additional 240 dwellings each year.

The fastest growing age groups are those in older age groups with some younger groups declining in proportion over the period. Despite this, the family demographic continues to dominate this growth area with the largest group being dependents.

There is a very strong community connection in the Catchment, evident by persons choosing to stay within the area and retain their existing lifestyle.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained

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