

# Ashford

RESIDENCES

*Land*



BE PART  
OF SOMETHING

*Special*

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## BE PART OF SOMETHING SPECIAL

Welcome to Ashford Residences, your unique opportunity to live next to the beautiful, leafy surrounds of Kedron Brook in Everton Park. This peaceful community sits just 7kms from the city, offering an ideal space to call home, whether you're looking to design and build your dream house or choose from a range of Mirvac's elegant terrace homes.

### How Ashford Residences found its name

Ashford Residences sets foundations to restore and retain local Everton Park heritage, while writing a new page in the history books. With a nod to the past of Ashmore Street and the shallow fords of Kedron Brook, we introduce a new namesake and neighbourhood to Everton Park.





## A NEW CHAPTER

Mirvac invites you to join in the growing, rich history of Everton Park, as our neighbourhood gives new life to this distinguished piece of land. Once home to Murphy's Dairy Farm, Ashford Residences offers a warm welcome with a nod to local heritage. The family's original, iconic Queenslander stands restored, taking pride of place at the entrance.

## YOUR HOME BESIDE THE BROOK

Relax into the lush, peaceful setting of Ashford Residences, nestled beside Kedron Brook. Here, you're walking distance from creek-side parks, picnic spots, bike paths and dog-friendly areas, with a community connected to nature and fellow residents alike.



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Mirvac is proud to present this rare opportunity to build a new home beside the Brook, with a dedicated 1 hectare eco area on site, supporting the ecological health of the Kedron Brook well into the future.

## RELAX IN THE ASHFORD CLUB

Our Ashford Residences community offers peace of mind that extends beyond the comfort of your home throughout the neighbourhood. As a resident, you'll have exclusive access to The Ashford Club, a modern recreation space overlooking the eco area.

Here, you can exercise in the gym, take a dip in the pool with a splash area for the kids, relax on the sun lounges and play on the grass, then entertain family and friends by the BBQ and Teppanyaki grill.



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THE ASHFORD CLUB IS  
A SYNTHESIS BETWEEN THE  
NATURAL LANDSCAPE AND  
THE BUILT-FORM.

Taking pride of place on the edge of the eco area,  
The Ashford Club is a considered arrangement of strong  
architectural forms, softened by lush landscaping  
creating unique spaces to relax, entertain,  
exercise and play.

Daniel Volpato  
Associate Director  
Ellivo

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Artist impression indicative only and subject to change



Charlie's Raw Squeeze

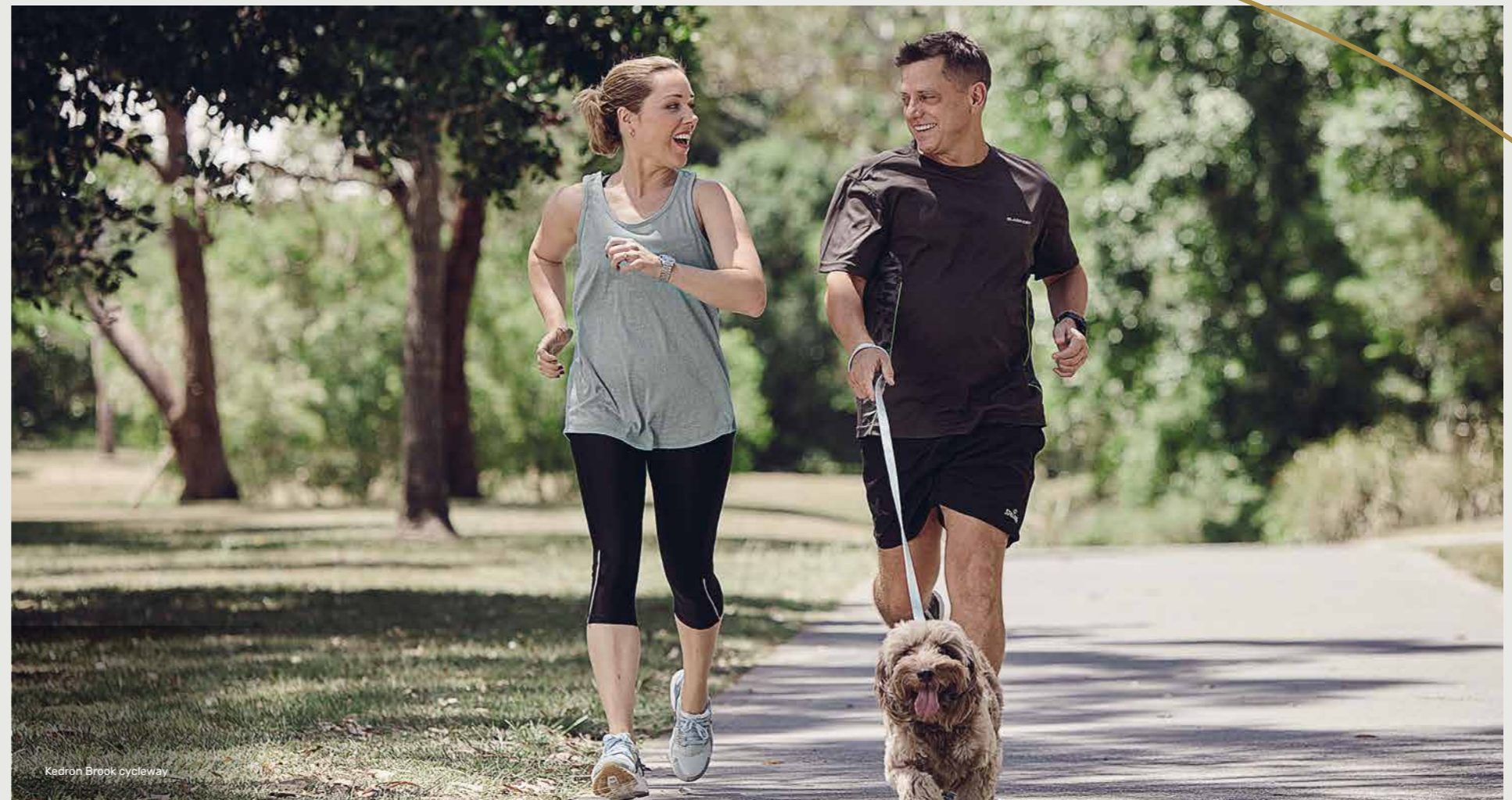
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Vito's Espresso Bar

## AN IDYLIC LOCATION

Set amongst leafy open spaces and the nearby Kedron Brook, Ashford Residences is a welcome addition to Everton Park. You'll have the best of local living on offer with Woolworths and Coles supermarkets, restaurants, cafés, shops, schools and childcare facilities within walking distance and a short commute to Brisbane city.



Kedron Brook cycleway





AIRPORT LINK TUNNEL  
4.1KM

Ashford  
RESIDENCES

CBD  
7KM

BUS 351  
TO CITY

KEDRON BROOK

Location Overview

-  Borders Kedron Brook cycleway
-  Short walk to bus with direct access to CBD
-  480m to Woolworths
-  535m to Enoggera Train Station
-  550m to restaurants, cafés & bars
-  550m to Hillbrook Anglican School
-  650m to Coles
-  755m to Enoggera Primary School
-  1.1km to Brookside Shopping Centre
-  4.1km to Airport Link Tunnel
-  5.1km to QUT Kelvin Grove
-  5.3km to Westfield Chermide
-  7km to Brisbane City
-  13km to Brisbane Airport
-  70km to Sunshine Coast

# MEET YOUR NEIGHBOURS

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## Neighbourhood Market Co.

"Everton Park is beginning to develop just like the rest of inner Brisbane already has, but there is nothing quite like it around on this side of town. Everton Park is an area that is becoming a sought after location for young families – and that is why we chose it.

We aren't just a green grocer, we are part of the Everton Park community."

## Vegan Yumm

"We chose to open here at Everton Park because while it is close to the city, it has more of a community feel, and people are more supportive of smaller, local businesses like ours.

Everyone is really friendly and always happy to have a chat – we often say we sell cake and conversation!"



## Charlie's Raw Squeeze

"We opened our fruit shop in Everton Park 20 years ago and it has been so popular that we opened a juice bar in 2014. We have 11 fruit stores across Brisbane and the Sunshine Coast but Everton Park is still our busiest store.

I think the reason we have been successful – and the reason we love Everton Park – is that the locals like to stay fit and healthy, so they choose to visit us for locally sourced produce and fresh food."





# YOUR GUIDE TO EVERTON PARK

## Education

- 1 Hillbrook Anglican School
- 2 Enoggera State Primary School
- 3 Everton Park State High School
- 4 Our Lady of the Assumption Catholic Primary School
- 5 Mt Maria College
- 6 Northside Christian College
- 7 QUT Kelvin Grove

## Shopping

- 8 Brookside Shopping Centre
- 9 Woolworths
- 10 Charlie's Fruit Market
- 11 Coles
- 12 Neighbourhood Market Co.
- 13 North West Homemaker Centre: Harvey Norman, Anaconda, Spotlight
- 14 Stafford City Shopping Centre
- 15 Westfield Chermside

## Dining & Cafés

- 16 Grill'd Everton Park
- 17 Burrito Bar Everton Park
- 18 Vito's Espresso Bar
- 19 Smokin' Joe's Coffee & Pizza Bar
- 20 Stellarossa
- 21 Comuna Cantina
- 22 Corbett and Claude (Opening soon)
- 23 5 Boroughs
- 24 Burger Time 69
- 25 Cold Rock
- 26 Mozzarella Cucina & Bar
- 27 Toasted Café
- 28 Ploughman Bar
- 29 Brisbean

## Transport

- 30 Enoggera train station
- 31 Bus Stop 37
- 32 Airport Link Tunnel

## Entertainment

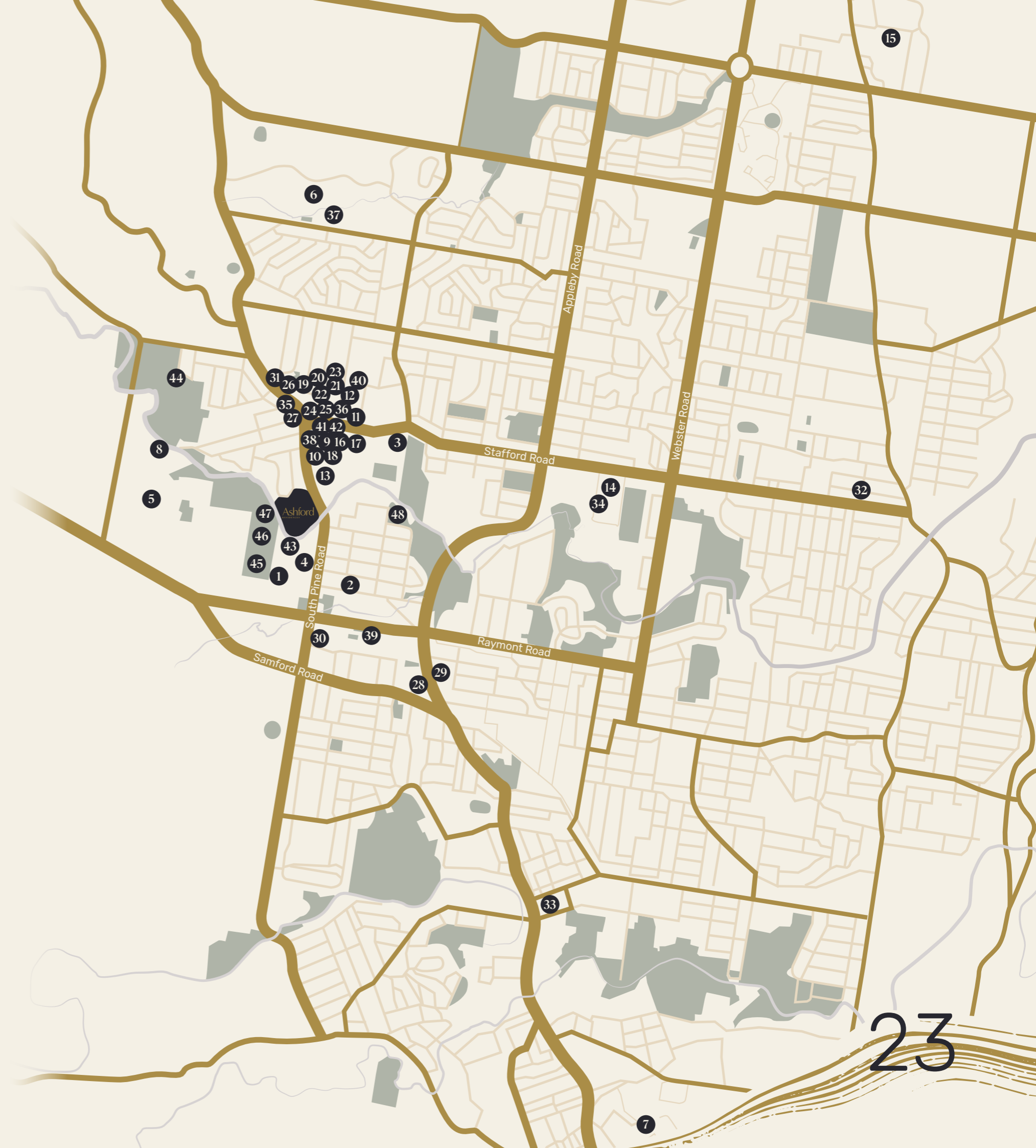
- 33 Reading Cinemas Newmarket
- 34 Hoyts Stafford Cinemas
- 35 Cube Escape Rooms

## Health & Wellbeing

- 36 Everton Plaza Medical Centre
- 37 North West Private Hospital
- 38 Plus Fitness 24/7 Gym
- 39 F45 Enoggera
- 40 Fernwood Fitness
- 41 Everton Park Dental
- 42 Everton Park Sports & Spinal Physiotherapy

## Parks & Open Space

- 43 Kedron Brook cycleway
- 44 Teralba Park
- 45 Everton Park Rugby Union Club
- 46 Ashgrove Cricket Club
- 47 Everton Wolves Junior AFL Club
- 48 Shand Street Park





Kedron Brook cycleway

### Connecting the community and the city

You'll find a range of express transport routes direct into Brisbane CBD, with easy access to bus stops, South Pine Road and Stafford Road, and close connection to Enoggera train station.



Charlie's Fruit Market

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Vito's Espresso Bar

## LOCAL LIVING AT YOUR FINGERTIPS

First established in 1969, Everton Plaza has undergone exciting upgrades to the shopping and dining precinct. Drop into gourmet grocer Neighbourhood Market Co., or satisfy your hunger at 5 Boroughs burger restaurant, Stellarossa café, Mexican street food delights from Comuna Cantina or award-winning pizza from Corbett and Claude.



Burger Time 69



Artist impression. Image is indicative only and may not show a fully covenant compliant design

Metricon - Savannah Yale Design



Artist impression. Image is indicative only and may not show a fully covenant compliant design

Metricon - Vantage Cube Design



Artist impression. Image is indicative only and may not show a fully covenant compliant design

Kalka - Oakmont Dawson Design



Artist impression. Image is indicative only and may not show a fully covenant compliant design

Kalka - Noosa Lomond Design

## BRING YOUR DREAM HOME TO LIFE, WITH YOUR PLANS OR OURS

At Ashford Residences, you'll find the ideal space to bring your dream home to life. With foundations set, you can design and build your dream home guided by Ashford Residences' design standards, or select a design from one of our premium builder partners.





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**ASHFORD RESIDENCES WILL  
PROVIDE A LANDSCAPE  
WITH TRUE MEANING AND  
SEAMLESSNESS TO THE  
BEAUTIFUL SURROUNDS.**

A core part of the landscape vision for Ashford was to embrace the essence of the creek line character while retaining a generous 'rural' openness between the built form and the intensively used cycle and walkway located along Kedron Brook.

At the entrance to Ashford, the landscape design is structured and composed to complement the heritage Queenslander. However further into the estate, the landscape takes on a more organic character with generous street trees and planting filtering through the luxurious recreational facilities connecting to the riparian landscape of the eco area and Kedron Brook.

Ashford Residences is an excellent example of how development can nestle into the context of a site with an appropriate and sensitive design approach both in the built and landscape form.

Matthew Franzmann  
Managing Director  
Form Landscape Architects

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Darrell



Jeannie & Kivesh



Lindsey & Byron

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## OUR CUSTOMERS

"With Mirvac you look at the finished product and it's fantastic and our experience three times has been exactly that, delivered beyond expectation. That is the Mirvac brand - it is quality and delivery on the expectations."

Darrell  
Ascot Green Purchaser

"The level of service that we got from Mirvac was something that we didn't get anywhere else. It makes the whole process easier."

Jeanie & Kivesh  
Hydeberry Rochedale Purchasers

"Our experience with Mirvac has been fantastic. From the very beginning we had a dedicated sales person who stepped us through the whole process from looking at plans to entering our new home. They were there to help us sort out any questions or issues we had."

Lindsey & Byron  
Greystone Terraces  
Everton Park Purchasers



# Quality and Care in every little detail

## THE MIRVAC DIFFERENCE



In the 45 years since our founding, Mirvac has grown to become one of Australia's most trusted integrated property companies. Yet we have never lost sight of our purpose. To reimagine urban life in a way that benefits our customers and the communities in which we operate.

Mirvac enjoys an extraordinary level of customer loyalty, not by chance but by adhering to our four guiding principles: we listen to our customers and we learn; we test and re-test our products, materials and layouts until we get it right; we strive always to design and build better; and we stay with our customers throughout the sale and beyond.

As a Mirvac customer, you'll come to appreciate our obsession with quality and care in every little detail. It's what makes us different.

It's the Mirvac Difference.

*It's in the detail.*  
residential.mirvac.com



Cutters Landing



Greystone Terraces



Ascot Green



Gainsborough Greens



Unison At Waterfront



Pier At Waterfront

### We listen and learn

When crafting exceptional living spaces, our attention to detail is empowered with first-hand feedback from previous Mirvac customers. During the design of Ashford Residences, we actively listened to the experiences of residents past and present to evolve and develop our offering, striving to surpass expectations while working collaboratively with the local Everton Park community.

### We design better designs

It's Mirvac's attention to detail and continuous determination for quality that raises the standard. Our highly considered masterplan, designed to integrate harmoniously with Kedron Brook, ensures our future residents will enjoy the tranquil outlook from their homes. Larger lots allow future residents more design flexibility and comfort, while The Ashford Club provides premium leisure amenities with direct connection to our eco area. The considered inclusion of the Ashford Residences Design Guidelines gives residents peace of mind that they will be surrounded by other quality homes.

### We test and re-test

Throughout the creation of Ashford Residences, we have worked closely with award-winning consultants to ensure we set a legacy benchmark in Everton Park. From the highly considered design of the external façades to specifically selected plants and greenery, every detail has been questioned, tested and re-tested to ensure it aligns with Mirvac's quality standard of leaving a proud legacy for the years ahead.

### We care about sales and beyond

When it comes to our customers, Mirvac has an exceptional record in guiding the entire process. We pride ourselves on ensuring comfort and knowledge at each step, from contract signing to settlement. Our customer service extends well into the future, with ongoing support from our Settlement Team offering friendly assistance as you settle into your dream home.

*It's in the detail.*  
residential.mirvac.com





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