



Arabella  
— OXLEY —

for we who  
dare to  
en



## The Australian Dream is Alive and Well

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We welcome those who dare to dream.

The young families. The astute investors. The ones searching for a stylish home.

We welcome you all to Arabella, Oxley. Because this elegant collection of contemporary townhomes are made for you.



## Enjoy the Brisbane Lifestyle

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All too rarely does a development of this providence appear this close to a main urban centre. With major shopping centres nearby and the Brisbane CBD a mere 20 minutes drive away, life at Arabella offers the advantage of amenity that rivals that of city life.

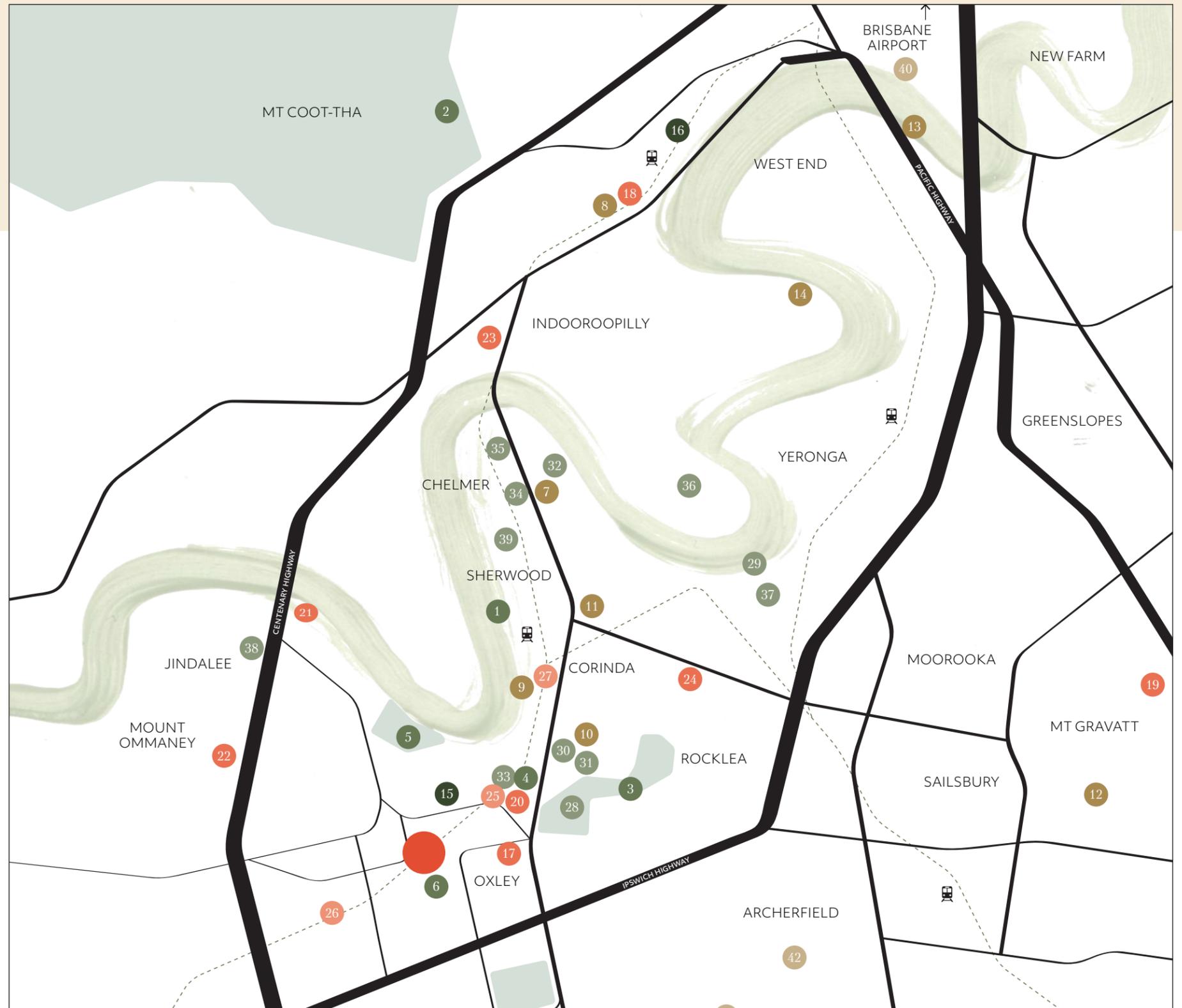
It is this combination that provides families with their dream existence, one that allows them to maintain a vibrant and urbane way of life.

At Arabella, you will discover an unrivalled opportunity to cultivate a truly desirable lifestyle. Where green spaces meet play spaces and where shopping and dining opportunities never cease.

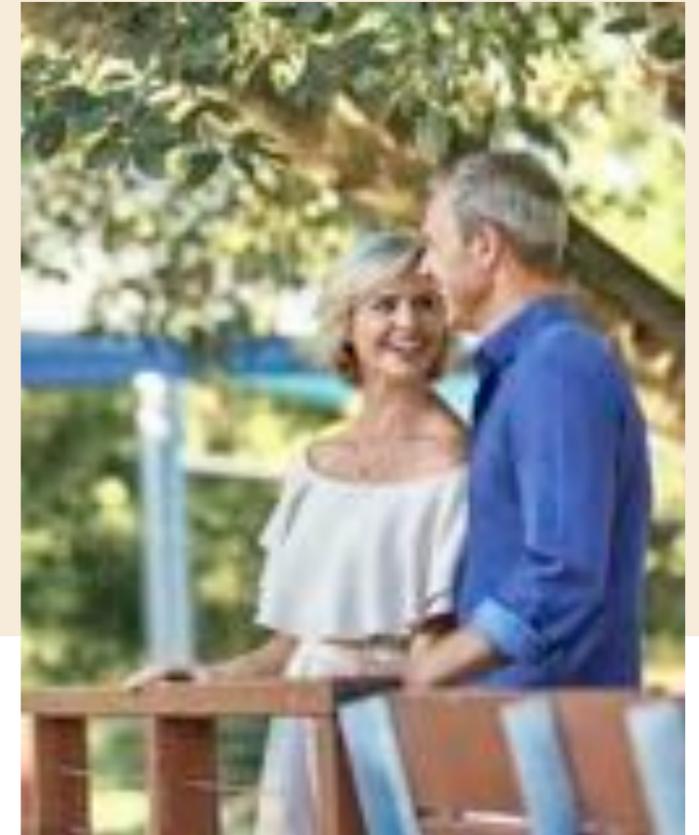


# An Unrivalled Location

- Parklands**
- 1 Sherwood Arboretum
- 2 Mt Coot-tha Bushlands & Picnic grounds
- 3 Oxley Creek Precinct
- 4 Nixon Park
- 5 Rocks Riverside Park
- 6 Rikki Bailey Park
- Education**
- 7 Graceville State School
- 8 Brisbane Boys' College
- 9 St Aidan's Anglican Girls' School
- 10 Corinda State High School
- 11 Sherwood State School
- 12 Griffith University
- 13 QLD University of Technology (QUT)
- 14 University of Queensland (UQ)
- Health**
- 15 Canossa Private Hospital
- 16 Wesley Hospital
- Retail**
- 17 Oxley Station Road Shopping Precinct
- 18 Toowong Shopping Centre
- 19 Garden City Shopping Centre
- 20 Woolworths Oxley
- 21 DFO Jindalee
- 22 Mt Ommaney Shopping Centre
- 23 Indooroopilly Shopping Town
- 24 Rocklea Markets
- Transport**
- 25 Oxley Railway Station
- 26 Darra Railway Station
- 27 Corinda Railway Station
- Sporting Clubs**
- 28 Oxley Golf Club
- 29 Tennyson Tennis Centre
- 30 Oxley Park Memorial Pool
- 31 Oxley Soccer Club
- 32 Wests Cricket Club
- 33 Oxley Bowls Club
- 34 Taylor Bridge Rugby Club
- 35 Sherwood AFL Football Club
- 36 Indooroopilly Golf Club
- 37 Brisbane Golf Club
- 38 Jindalee Golf Club
- 39 Graceville Bowls Club
- Employment**
- 40 Brisbane CBD
- 41 Acacia Ridge Industry Centre
- 42 Archerfield Airport



Who dare  
to dream



## Thrive to the Beat of Oxley

Oxley is growing and there is a clear reason why.

Bound to the north by the Brisbane River and nestled between Chelmer, Graceville and Sherwood, Oxley offers easy access – via roads and public transport - to South East Queensland's main shopping, commercial and cultural hubs, as well as schools, recreation, parks and iconic scenery.

It truly is the best of both worlds.



For we who  
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Artist Impression.



Artist Impression. Featured: Type B – The Isabella.

## Elegance Epitomised

Arabella consists of 3 and 4 bedroom townhomes located adjacent to a natural and protected bushland. These double storey residences possess a simple but elegant design, featuring expansive living and dining spaces that flow towards your own private courtyard.

Designed with the owner-occupier in mind, this collection of gorgeous homes encourages a subtle yet notable impression of calm and familiarity.



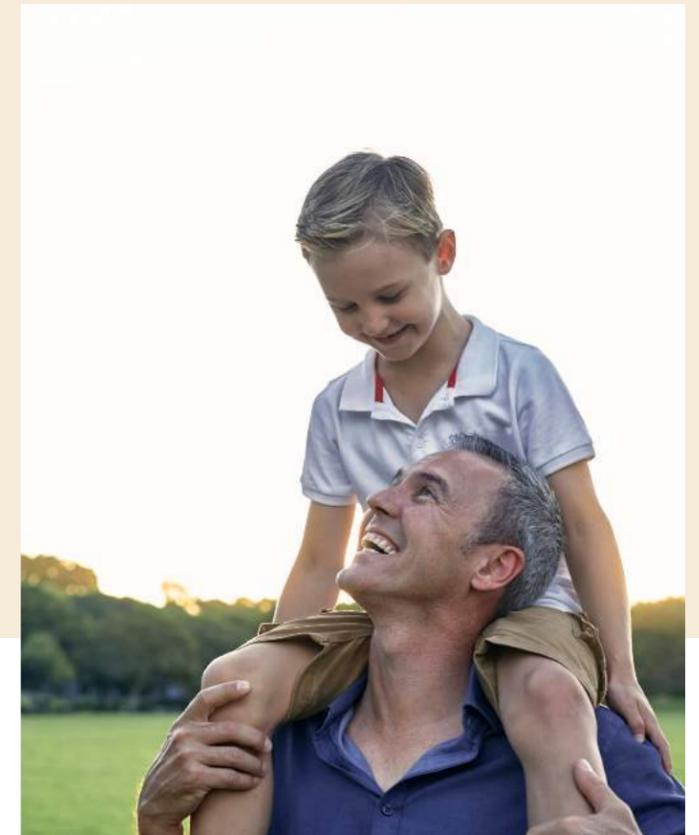
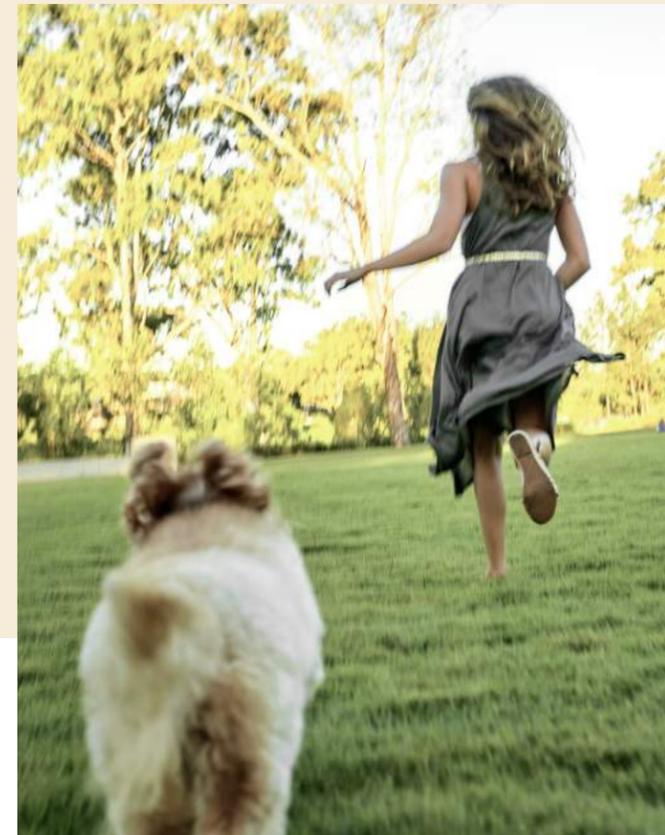
Artist Impression. Featured: Type B – The Isabella.



## Community Amenity

At the heart of the community resides a prominent recreational facility, housed within an iconic Queenslander. Suitable for everyday use or just on special occasions, this shared area features exclusive resident amenities for any application.

Set amongst vast green open spaces, residents will enjoy the resort-style swimming pool, barbeques, library and dining room – perfect for large, private functions.



## Family Matters Here

With an abundance of cultural institutions, shops, green space and sporting fields to bring the whole family together, there is no shortage of quality time to be found in Oxley. In fact, the amenity in the community almost feels tailor-made to help families thrive in the lifestyle they deserve.



## Appointed Luxury

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Each residence is elegantly appointed with a plethora of European fixtures and contemporary inclusions as well as 2.7m high ceilings. From built-in robes to walk-in pantries, study nooks and stone bench tops, every touch point has been thoughtfully considered to deliver a genuinely luxurious residence.

“  
Welcome  
to a world  
of meticulous  
detail  
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For we who  
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Study Nook

Recessed Downlights

Plasterboard Ceilings

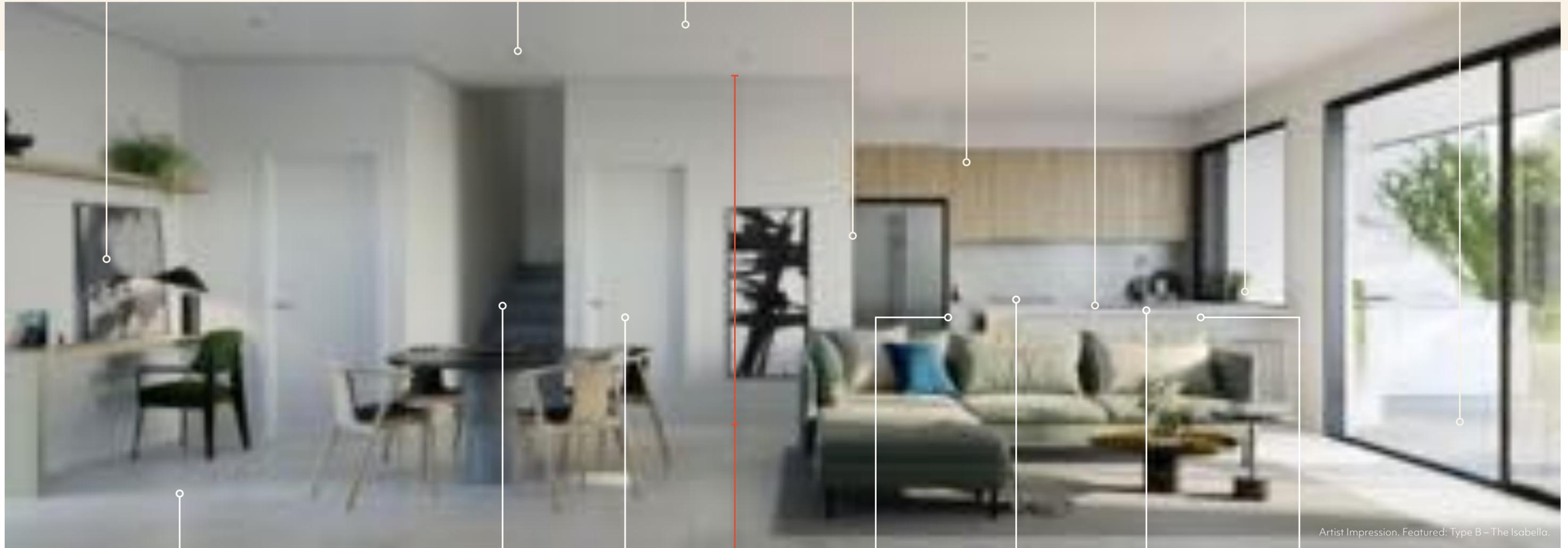
Walk-in  
Pantry

Feature  
Joinery

Stone  
Benchtops

Outdoor  
Servery Bench

Tiled Courtyard



Artist Impression. Featured: Type B – The Isabella.

High-quality Tiles

Wool Blend Carpet

Internal Storage

2.7m Ceilings

Built-in Feature  
Book Shelf

European  
Appliances

Brushed Stainless Steel  
Sink Mixer

Built-in  
Breakfast Bar

## TYPE A The Henry



GROUND



LEVEL 1

Bedroom	4
Bathroom	2.5
Study	1
Carpark	2
Internal	163m <sup>2</sup>
Patio	17m <sup>2</sup>

TOTAL AREA 180m<sup>2</sup>

## TYPE B The Isabella



GROUND



LEVEL 1

Bedroom	4
Bathroom	2.5
MPR	1
Study	1
Carpark	2
Internal	180m <sup>2</sup>
Patio	21m <sup>2</sup>

TOTAL AREA 201m<sup>2</sup>

Note: The plan, illustration and descriptions in this floorplan are indicative only and subject to change without notice in the course of the development. For example, changes may be made to the size or dimensions of the townhome, fittings, locations of fittings, finishes and specifications so long as they do not materially affect the use or functionality of the townhome. Any areas or dimensions shown are subject to final survey. Furniture is not included.

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## TYPE C The Louisa



GROUND



LEVEL 1

Bedroom	3
Bathroom	2.5
Study	1
Carpark	2
Internal	144m <sup>2</sup>
Patio	17m <sup>2</sup>

TOTAL AREA 161m<sup>2</sup>

## TYPE D The Frances



GROUND



LEVEL 1

Bedroom	3
Bathroom	2.5
Study	1
Carpark	2
Internal	141m <sup>2</sup>
Patio	20m <sup>2</sup>

TOTAL AREA 161m<sup>2</sup>

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# Site Plan

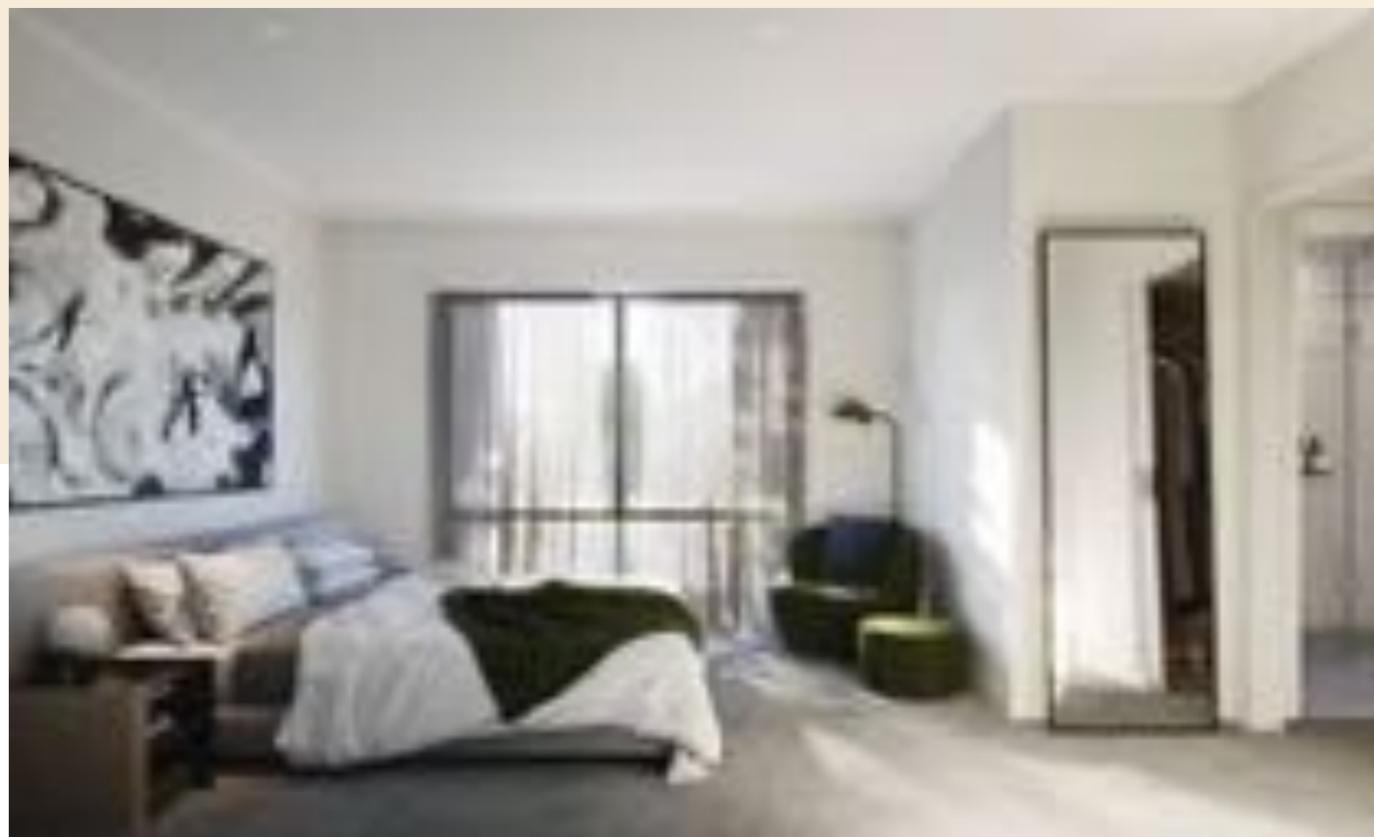


## Floorplan Types

- Type A  
The Henry
- Type B  
The Isabella
- Type C  
The Louisa
- Type D  
The Frances

## Staging

- Stage 1
- Later Stages



## Key Townhome Features

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- Boasting 2.7 m high ceilings, the townhomes will come with an accentuated feeling of openness and natural light.
- All townhomes within Arabella are offered with a double lock-up garage.
- Integrating the flow of indoors and outdoors, all townhomes come with landscaped private courtyards.
- All residences of Arabella are provided with a built-in study nook.
- The kitchens have been designed with the benefit and convenience of a walk-in pantry.
- All master bedroom suites have been designed with a walk-in robe.

“  
Welcome  
to your dream  
opportunity  
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## Investment Opportunity

With a wealth of amenities throughout the area including green spaces, recreational facilities as well as retail and employment opportunities, Arabella represents a stunning investment opportunity.

According to the recent Urbis report, the demand for new townhomes in Oxley has fuelled strong rental growth. As a result, new properties in the area are achieving a rental premium of 24% over established townhomes.





Ardan, Ascot Brisbane



Warringah Grove, Everton Park Brisbane

## Huon PROPERTY GROUP

Huon Property Group is an Australian-based boutique development company, specialising in the design and development of luxurious residential and commercial projects. Our ambition is to consistently exceed design expectations that inspire a new essence of luxury spaces.

This is paramount to everything we do, and is evidenced by the meticulous work our experienced team of consultants and planners put into each and every development we undertake.

For enquiries or further information, please contact [info@huonpropertygroup.com](mailto:info@huonpropertygroup.com)



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