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THE RESIDENCES
padstow

Premium Modern Luxury
4 Bedroom Townhouses

156 Padstow Road Eight Mile Plains



A new standard in luxury living

Introducing a brand new concept in living, 'The Residences' is a brand in itself and a reflection of the finest quality design, finishes and execution of build available at a fraction of the multi-million dollar finishes they represent.

Located in a blue-ribbon position in Eight Mile Plains, 'The Residences Padstow' is a boutique development offering 19 architecturally designed townhouses with both 3 & 4 bedroom layouts, which is ideal for first home buyers, investors or downsizers.





Centrally located in Brisbane Southside, only steps from Sunnybank, The Residences Padstow is close to everything you love.

Within walking distance:

- Eight Mile Plains 7 days shopping center
- Express city bus 150 155 to Garden City, Griffith University and CBD
- Sunnybank Community & Sports Club
- Sunnybank Tennis Centre
- Sunnybank Yimbun Park & Macgregor D M Henderson Park



MAKE THE MOVE TO THE RESIDENCES PADSTOW...
 Close to Major Shopping Centers, Parks, Schools and all Major Freeways, The Residences Padstow is an established location where community, convenience and open spaces are paramount.

Within 2 mins drive:

- Macgregor State School
- Warrigal RD Primary School

Within 3 mins drive:

- Sunnybank Plaza & Market Square
- Warrigal Square
- Runcorn Plaza
- Westfield Garden City
- Sunnybank State High School
- Sunnybank Private Hospital

Within 5 mins drive:

- Macgregor State High School
- Runcorn State High School
- Within 12 mins drive:
- Brisbane CBD
- QUT Gardens Point Campus

Within 7 mins drive:

- Queen Elizabeth II Jubilee Hospital
- Griffith University Nathan Campus

- Within 20 mins drive:
- Brisbane Airport

Easy access to Pacific Motorway & Gateway Motorway

General External

- Concrete driveway with concrete paths
- Blue steel bricks rendered and painted to all external masonry walls
- Concrete tiles to all roof areas
- Wall mounted fold down clothes line
- Exclusive fenced courtyard with CCA treated hardwood, painted in brown or similar
- Low maintenance planted garden beds to the front and rear of each unit
- 2 external brass hose taps to each unit
- Non-slip ceramic floor tiles to patio and balcony
- Powder coated aluminium finish to balcony balustrade
- Full height 'Spotted Gum' timber finish to balcony side balustrade
- Panel lift garage door with remote control operator
- Aluminium Framed Glass windows and sliding doors all with silver painted or similar

General Internal

- Energy-saving ducted Air Conditioning System to entire house
- 600mm x 600mm porcelain floor tiles to ground floor
- Quality floor carpet to first floor and stairs
- Spotted Gum feature full height staircase balustrade
- Painted plasterboard stud partitions
- Painted plasterboard ceiling and cornice throughout
- Selected surface mounted LED light fittings
- Staircase to feature 'Monkey Boys' white feature pendant light
- Blanket insulation to walls, ceiling, and roof





Kitchen

- Kitchen cabinetry in premium Laminate, "White" Silk finish to base cabinets, "Red Cherry" Natural finish to overhead cabinets and back of island benches
- All cabinets to feature soft close drawers
- 60mm luxury reconstituted stone benchtop to feature 'pure white' or similar
- Stone finish continued to splashback

- Under mounted stainless steel rectangular DOUBLE sinks
- Bright chrome sink mixer tap
- Bosch stainless steel ducted out rangehood, wall oven, dishwasher, and electric cooktop
- 2 x "Benjamin Hubert" white pendant lights over island bench



Main Bathroom, Ensuite & Laundry

- White acrylic bath in main bathroom
 - Brushed chrome toilet roll holder and towel rail
 - Water-saving china toilet suite, dual flush cistern
 - Exhaust fans to bathroom, ensuites & WC on the ground floor
 - Privacy latches to bathroom and ensuites
 - Stainless steel Laundry tub and cabinet unit
 - Quality wall tile splashback to Laundry tub
-
- 600mm x 600mm porcelain floor tiles as per living area
 - Walls to be 600mm x 300mm 'milk' white tiles to ceiling
 - Luxury 'pure white' reconstituted stone vanity top(20mm), 'ellipse' counter top basin and tap ware in wall
 - "Red Cherry" natural finish to vanity cabinets in premium laminate
 - Bright chrome rail system shower rose and taps
 - Semi-Frameless glass screen to main bathroom and ensuites
 - Tiled shower tray to ensuites





Bedroom

- All built-in robes to have shelf system, chrome hanging rail and mirrored sliding door
- Quality Carpet to bedrooms in selected colour
- Painted finish to walls in selected colour

Further Inclusions

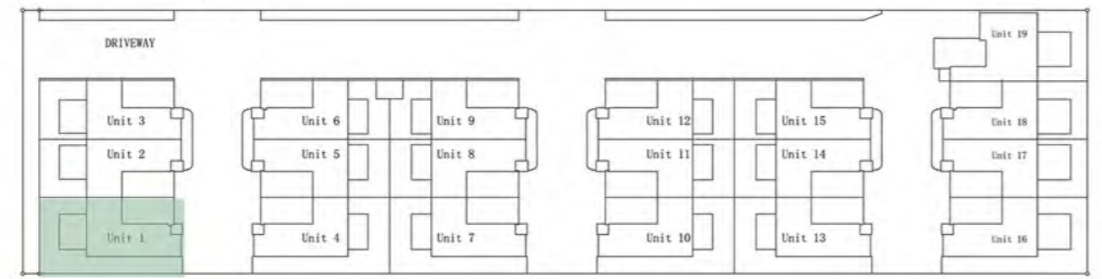
- Pre settlement inspection
- 3 month defects period
- 6 year structural warranty

Safety & Electrical

- Earth leakage circuit protection
- TV antenna for each unit
- TV points in lounge and main bedroom
- 1 Broadband point and 1 Foxtel point
- 6 cabled data points for digital data
- 2 phone points
- Hard-wired smoke detector
- Electric hot water system



- Residence 1



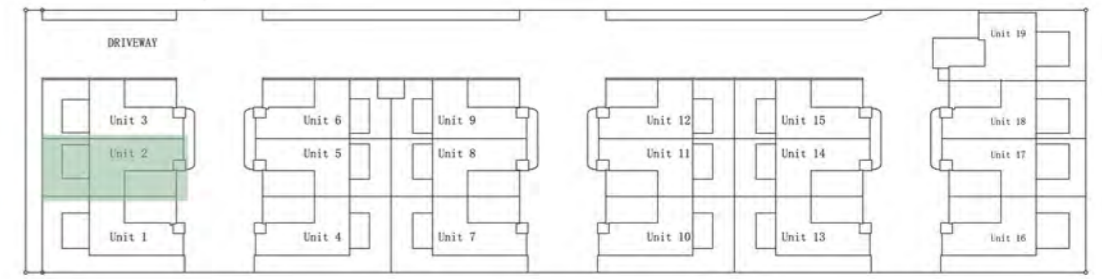
TYPICAL FLOORPLAN TYPE A

TYPE A	
Ground Floor Area	73 m ²
First Floor Area	69 m ²
Courtyard	15 m ²
Balcony	6 m ²
Entry Patio	2 m ²
Exclusive Area	65 m ²
Total Area	230 m ²

4 Bedroom + Study
3.5 Bathrooms
1 Car



- Residence 2



TYPICAL FLOORPLAN TYPE B

TYPE B	
Ground Floor Area	73 m ²
First Floor Area	69 m ²
Courtyard	14 m ²
Balcony	8 m ²
Entry Patio	2 m ²
Exclusive Area	28 m ²
Total Area	194 m ²

4 Bedroom + Study
3.5 Bathrooms
1 Car



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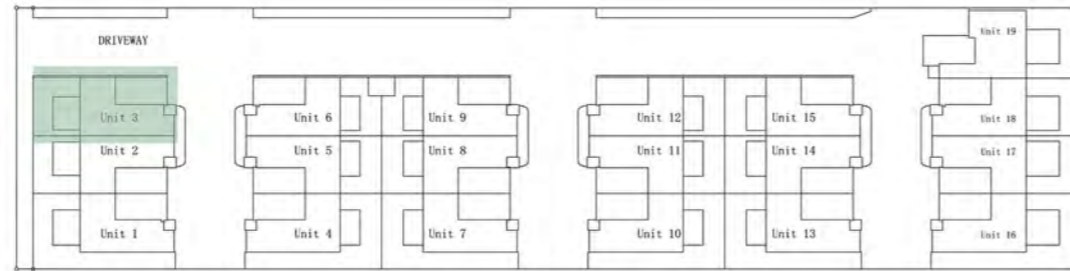




UPPER LEVEL



- Residence 3



TYPICAL FLOORPLAN TYPE C

TYPE C	
Ground Floor Area	73 m ²
First Floor Area	69 m ²
Courtyard	14 m ²
Balcony	6 m ²
Entry Patio	2 m ²
Exclusive Area	27 m ²
Total Area	191 m ²

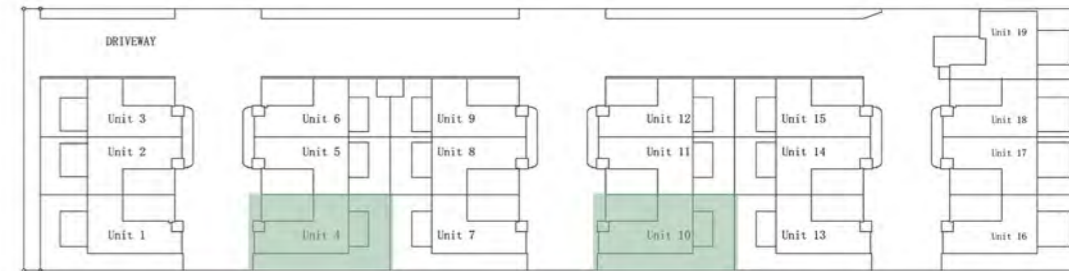
4 Bedroom + Study
3.5 Bathrooms
1 Car



UPPER LEVEL



- Residence 4,10



TYPICAL FLOORPLAN TYPE A1

TYPE A1	
Ground Floor Area	73 m ²
First Floor Area	69 m ²
Courtyard	11 m ²
Balcony	6 m ²
Entry Patio	2 m ²
Exclusive Area	58 m ²
Total Area	219 m ²

4 Bedroom + Study
3.5 Bathrooms
1 Car

North



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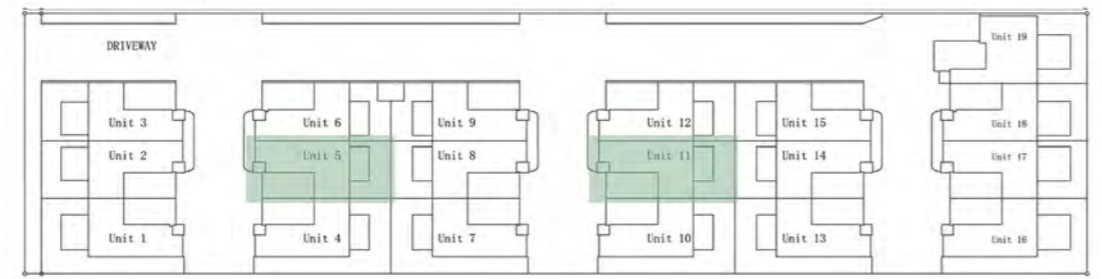
TYPICAL FLOORPLAN TYPE B1

TYPE B1	
Ground Floor Area	73 m ²
First Floor Area	69 m ²
Courtyard	11 m ²
Balcony	6 m ²
Entry Patio	2 m ²
Exclusive Area	25 m ²
Total Area	186 m ²

4 Bedroom + Study
3.5 Bathrooms
1 Car

UPPER LEVEL

- Residence 5,11



TYPICAL FLOORPLAN TYPE C1

TYPE C1	
Ground Floor Area	73 m ²
First Floor Area	69 m ²
Courtyard	11 m ²
Balcony	6 m ²
Entry Patio	2 m ²
Exclusive Area	22 m ²
Total Area	183 m ²

4 Bedroom + Study
3.5 Bathrooms
1 Car

UPPER LEVEL

- Residence 6,12



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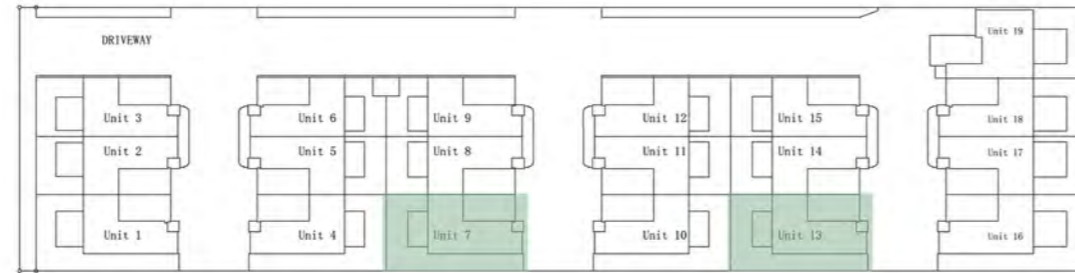


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- Residence 7,13



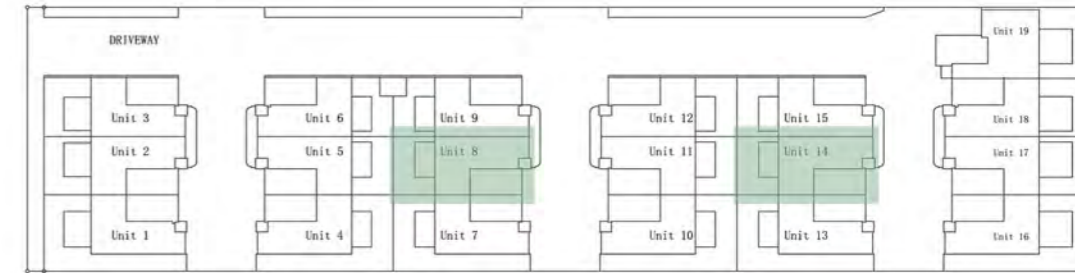
TYPICAL FLOORPLAN TYPE A2

TYPE A2	
Ground Floor Area	73 m ²
First Floor Area	69 m ²
Courtyard	11 m ²
Balcony	6 m ²
Entry Patio	2 m ²
Exclusive Area	58 m ²
Total Area	219 m ²

4 Bedroom + Study
3.5 Bathrooms
1 Car



- Residence 8,14



TYPICAL FLOORPLAN TYPE B2

TYPE B2	
Ground Floor Area	73 m ²
First Floor Area	69 m ²
Courtyard	11 m ²
Balcony	8 m ²
Entry Patio	2 m ²
Exclusive Area	25 m ²
Total Area	188 m ²

4 Bedroom + Study
3.5 Bathrooms
1 Car

North



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UPPER LEVEL
- Residence 9,15



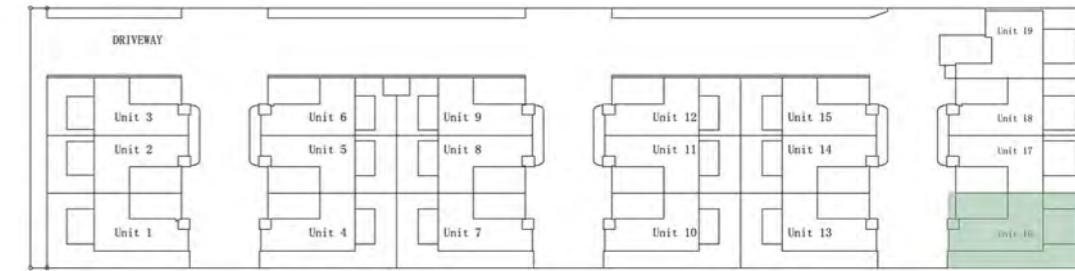
TYPICAL FLOORPLAN TYPE C2

TYPE C2	
Ground Floor Area	73 m ²
First Floor Area	69 m ²
Courtyard	11 m ²
Balcony	6 m ²
Entry Patio	2 m ²
Exclusive Area	22 m ²
Total Area	183 m ²

4 Bedroom + Study
3.5 Bathrooms
1 Car



UPPER LEVEL
- Residence 16



TYPICAL FLOORPLAN TYPE A3

TYPE A3	
Ground Floor Area	73 m ²
First Floor Area	69 m ²
Courtyard	18 m ²
Entry Patio	2 m ²
Exclusive Area	61 m ²
Total Area	223 m ²

4 Bedroom + Study
3.5 Bathrooms
1 Car

North



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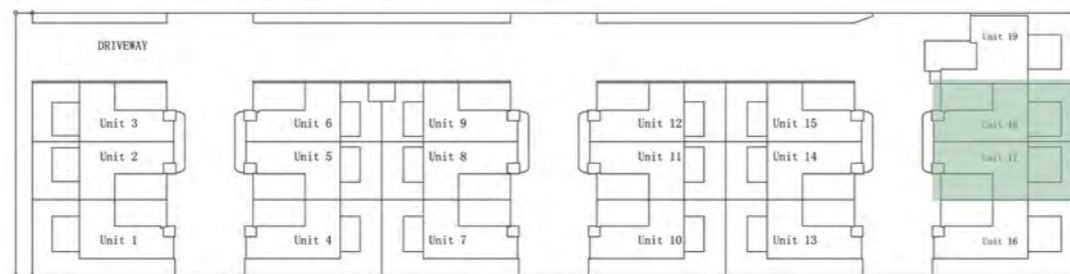


TYPICAL FLOORPLAN TYPE B3

TYPE B3	
Ground Floor Area	73 m ²
First Floor Area	69 m ²
Courtyard	20 m ²
Entry Patio	2 m ²
Exclusive Area	23 m ²
Total Area	187 m ²

4 Bedroom + Study
3.5 Bathrooms
1 Car

- Residence 17
- Residence 18 (mirror reverse)

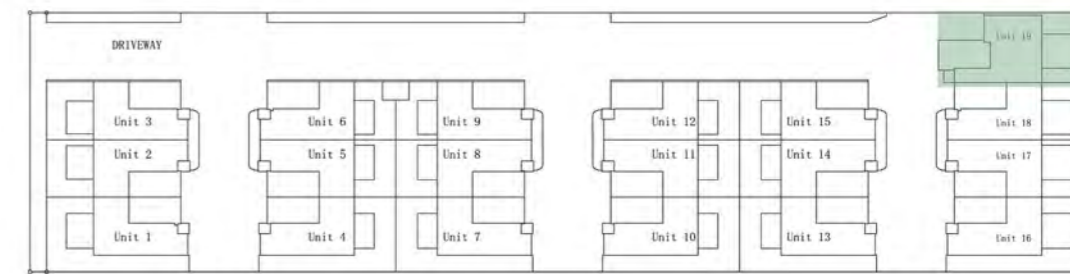


TYPICAL FLOORPLAN TYPE D

TYPE D	
Ground Floor Area	79 m ²
First Floor Area	64 m ²
Courtyard	17 m ²
Entry Patio	2 m ²
Exclusive Area	35 m ²
Total Area	197 m ²

3 Bedroom + Study
2.5 Bathrooms
1 Car

- Residence 19



North



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Developer Profile

Established in 1982, TYD Group is an award winning large scale company specialising in construction, development, machinery manufacture, and property management, which has more than 1500 employees in over 10 sub-companies, aiming at developing 300,000 square meters boutique commercial office buildings, service apartments, and residential properties annually, both in China and Australia.

In the Brisbane area, TYD Group latest projects include the completed luxury townhouses in Calamvale and Eight Mile Plains. The Group has launched multiple townhouses and apartments projects in Mount Gravatt, Yeronga, and Eight Mile Plains, and is about to launch more boutique projects in Calamvale and West End.

TYD Group's long term objective is to develop and build the highest quality residences across the Brisbane area, providing their customers the best level of lifestyle living and enjoyment.