



maison

ROCHEDALE

An address for all seasons

A boutique community.

An idyllic setting for your dream home.

A masterplanned vision.

Indeed, the finest address to be
conceived for Rochedale to date.

Introducing Maison.

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ROCHEDALE

A prestigious, park-centric masterplan



Expertly designed to embrace open space and intelligently positioned on the doorstep of the emerging Rochedale Town Centre, Maison offers residents an unrivalled lifestyle in one of Brisbane's most desirable, leafy suburbs.

Leading Australian developers and their design partners have conceived an unparalleled vision for modern living at Maison, one where your

home blends seamlessly with the surrounding eucalyptus bushland, is encircled by parkland and set on a streetscape exuding prestige.

From its impressive entry statement, created with lush, soft landscaping and elegant, landscaped architectural elements, to its wide, welcoming streets lined with large, canopy street trees and alfresco community amenities, Maison offers everything you could desire in a masterplanned community.



Maison embraces the natural character of the site creating a unique harmony between the landscape, civil and architectural design.

Form Landscape Architects

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A large portion of the masterplan has been dedicated to green space and parkland, through which, meandering walkways will be sensitively integrated, giving Maison residences easy access to nature and the sense of being nestled within a private, green enclave.

At Maison, residents will find bringing the outdoors into daily life, easy, thanks to naturally beautiful community amenities like the estate's large central lawn, which is perfect for alfresco gatherings or games of cricket with family and friends. For little ones with excess energy to burn, the Children's Playground and picnic area, provide a safe space outdoors to do just that. At whatever tempo you choose to live life, Maison caters to it.

Your private natural playground

Life at Maison is characterised by a sense of privacy and seclusion, thanks to the harmonic relationship it establishes with the surrounding natural environment.





Westfield Garden City is only 10 minutes from your home at Maison Rochedale.

An area in full bloom



Maison has been positioned in the heart of leafy Rochedale, connecting you with everything you need for a balanced life of work, rest and play.

Rapidly emerging as one of South East Queensland's most desirable, residential locations, Rochedale is held in high regard as an upmarket, tree-lined neighbourhood.

At Maison, you'll enjoy close proximity to amenities, links and services that cater to all lifestyles.

From quality, primary and secondary schools, to daycare centres, sporting clubs and parks, Maison is only minutes from all the places active families place a high priority on. Similarly, quick links on to the Pacific Highway and Gateway Motorway, make professional trips to the CBD, Gold and Sunshine Coasts a breeze.

Regular, public transport services are yet another convenience of the area, providing links to the QEII Jubilee Hospital and major employment centres like Brisbane Technology Park and Westfield Garden City, ensuring you're never far from all that's new, progressive and cosmopolitan.

Clockwise from left right:
Redeemer Lutheran College
Griffith University
Eight Mile Plains transport hub
Local restaurants

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M3 Pacific Motorway

Sunnybank Plaza

Griffith University,
Nathan Campus

OLD Sport and
Athletic Centre

Westfield
Garden City

Rochedale State
High School

Griffith University,
Mount Gravatt
Campus

Brisbane CBD

M1 Gateway Motorway

Brisbane Airport
25 MINS

Perfectly connected



Connectivity

1. Gateway Motorway
2. Pacific Motoway
3. Bus Stop
4. Eight Mile Plains Busway Station (Park & Ride)



Parks

5. Charles Barton Park
6. Strawberry Fields Place
7. Pask Family Park
8. Ken Vanstone Park
9. Rochedale District Sports Park
10. Maisie Dixon Park
11. Mount Gravatt Outlook Reserve
12. Toohey Forest Park
13. Underwood Park



Schools

14. Rochedale State Primary School
15. Redeemer Lutheran College
16. Rochedale State High School
17. St Peters Catholic Primary School
18. Mansfield State High School
19. Eight Mile Plains State Primary School
20. Wishart State Primary School
21. Brisbane Adventist College
22. Mansfield State School
23. Citipointe Christian College
24. Seton College



Universities

25. Griffith University Mount Gravatt Campus
26. Griffith University Nathan Campus



Retail and Entertainment

27. IGA /Bottleshop
28. Rochedale Markets
29. Eight Mile Plains 7 Days Shopping Centre
30. Warringal Square Shopping Centre
31. Westfield Garden City
32. Sunny Park Shopping Centre
33. Sunnybank Plaza
34. Underwood Marketplace Shopping Centre
35. Proposed Rochedale Town Centre
36. Event Cinemas, Garden City
37. Hoyts Cinema, Sunnybank Plaza
38. Funhouse Family Entertainment Centre
39. Sunnybank Hills Shoppingtown
40. Calamvale Central Shopping Centre



Dining and Cafes

41. Dreamhouse Cafe
42. Red Cardinal
43. Getta Burger
44. The Glen Hotel
45. The Manor Chinese Restaurant
46. Garden City Dining Precinct
47. Sunnybank Dining Precinct



Health

48. Studio 88 Yoga and Pilates
49. F45 Training Rochedale South
50. Curves Gym Eight Mile Plains
51. Wishart Medical Centre
52. Eight Mile Plains Doctors
53. Sunnybank Plaza Doctors



Hospitals

54. Sunnybank Private Hospital
55. QEII Jubilee Hospital



Bring your dream home to life



Comprising over 170 lots, ranging in size from 360m² to over 741m², Maison presents a unique opportunity to build your dream home either with your own builder, or to choose from two outstanding, architecturally designed home plans, offered by Maison's premium building partners.

Regardless of which option you prefer, you can be assured your dream home will enjoy a prestigious setting that's guaranteed to impress.





Relax into the best of modern living



Maison's building partners, Stylemaster and Metricon, have taken the liberty of designing a stunning, architectural residence for each lot within the masterplan. This means you'll have two, gorgeous, open plan home designs to choose from, should you wish to engage either of our trusted building teams.

The homes are characterised by light-filled, contemporary interiors, connected indoor and outdoor areas, and luxury fixtures and fittings. They are designed with modern life in mind, giving you room to grow, entertain and relax, in style. Plus, with full landscaping included, you'll have everything you need, once the home is complete, to turn the key and move right in.



Demand driven by desire

Poised to capitalise on the Council's ongoing development plans for Rochedale, Maison represents an exciting financial prospect for the future, supported by the assurances offered by strong performance indicators of the past.

Within the area, property values have experienced significant price growth over recent years, driven by its ever increasing number of highly desirable transport, employment, education and lifestyle amenities. As one of the last suburbs in Brisbane to offer land within new estates, Rochedale has seen a particularly strong growth in land and median house prices.

Its median house price of \$1,040,000, is now comparable to riverfront suburbs such as Hamilton and Hawthorne, demonstrating the huge demand for property in this leafy, well connected area.

10.5%
Median home price
growth over the last
12 months*

The suburb of Rochedale is the highest performing locale within the overall catchment, recording a median home price of \$1.04 million for the June quarter 2018.

\$1 Billion
Infrastructure
Investment*

Rochedale and the surrounding area will benefit from over \$1 billion of infrastructure investment over the next decade. This will improve the amenity and connectivity of the suburb as well as create more employment opportunities for residents.

12.7%
Weekly rental price
growth for four-
bedroom rental houses*

Four-bedroom houses in Rochedale have recorded 12.7 per cent rental price growth over the past 12 months and new and near new houses fetched up to a 51% premium.

\$50_M
Rochedale
Town Centre*

Located just minutes from Maison, on the corner of Gardner Road and Miles Platting Road, the Rochedale Town Centre is planned to have two supermarkets, cinemas, major retail, dining and entertainment facilities. The town centre will act as the civic and social heart of the Rochedale area.

Source *Urbis Market Outlook October 2018



Since 1994, R&F has been at the forefront of creating spaces people are excited to work in and love coming home to. With over 220 residential and commercial projects to its name, R&F's unique ability to envisage the epitome of desirability in residential communities is yet again realised in Maison – a revelation in boutique luxury living for burgeoning Rochedale, just 20 minutes from Brisbane's CBD.

R&F Property Australia is part of R&F Properties, a global property development group that has interests in China, Australia, United Kingdom, and Malaysia.

With offices in Melbourne and Brisbane, our teams work with all levels of government, industry partners, local contractors and communities to create high-quality, high-demand mixed-use, residential, commercial, and urban development projects.

We value our global heritage and bring intelligent designs that are inspired by international trends and innovation to provide investors and property owners with confidence and financial certainty.

Headquartered in Guangzhou, R&F Properties has recorded total assets of approximately RMB 230 billion (AUD \$45 billion), and has more than 18 million square metres GFA of properties currently under development.

We have the financial strength, capability and capacity to create and deliver large-scale, integrated mixed-use developments. Our property portfolio comprises luxury 5 star hotels for some of the world's leading hotel brands including Ritz-Carlton, Grand Hyatt, and Conrad Hotels & Resorts, premium commercial and large-scale residential projects, and a range of tourism, entertainment, and healthcare facilities.

We create value at every stage of the project life-cycle through our integrated structure which brings together capabilities in architecture, design, construction, marketing, investment, and asset management.

Today, R&F Properties is well known as a leading, world-wide, property development company, with a reputation for delivering ambitious large-scale, landmark projects.

It's time to imagine the extraordinary.





Never before has Rochedale's upmarket,
evolving lifestyle been so accessible.

Secure your place in the exclusive
community of *Maison*, today.

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