

Moran

WILDERLEY



Proudly Crafted by
CITIMAX PROPERTY GROUP

DISCOVER

22-28 Moran St

22-28 Moran Street, at the heart of Northside Brisbane, offers urban convenience amidst natural charm. Surrounded by picturesque hinterland backdrops, it's perfectly positioned for those seeking a cosy streetscape but easy access to vibrant city living. In a suburban pocket bordered by Enoggera, Everton Park, Stafford to the North, and Ashgrove, Newmarket, and Windsor to the South, it truly is the centre of it all.

Tucked away conveniently but a stones throw from shopping precincts, vibrant cafes, and picturesque parks, Alderley stands as the central heartbeat of urban convenience and community charm.



CITIMAX
PROPERTY GROUP

Where Stunning Design
Meets Superb Functionality



Your Sanctuary
in the City



THE LIVELY ALLURE of Alderley

Whether you're strolling through the tree-lined park or discovering the array of amenities just moments away, Alderley promises a lifestyle that caters to both the urban and nature enthusiast. With its up-and-coming status, this vibrant neighborhood is poised to become the ultimate destination for those seeking a slice of contemporary living amidst the beauty of Northside Brisbane.



DISTANCE TO THE CITY

APPROX 15MIN DRIVE 15MIN TRAIN 25MIN BIKE RIDE 30MIN RUN



RESTAURANTS & RETAIL

Discover Alderley's diverse culinary scene with local favorites like The Alderley Arms Pub and Cafe Zingara. From cozy cafes to trendy bistros, satisfy every craving steps away. Dive into retail therapy at Alderley, or neighbouring suburbs Newmarket, Everton Park & Stafford, offering everything from boutique treasures at Willow & Bell to major stores like Spotlight and Anaconda. Immerse yourself in Alderley's charm, uncovering hidden gems in its bustling retail landscape.

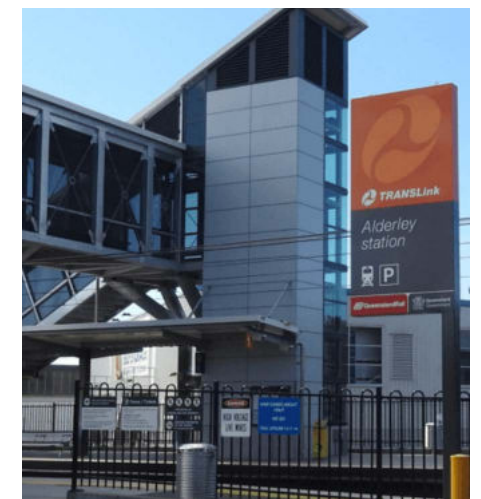


EDUCATION

Newmarket State School / Enoggera State School / Everton Park State School / Stafford State School / Hillbrook Anglican School / Our Lady of Assumption School / Everton Park State High School / University of Queensland (UQ): / Queensland University of Technology (QUT) / Griffith University / Australian Catholic University (ACU)

TRANSPORT

Alderley has easy access to major highways like the Gympie Arterial Road and Enoggera Road, ensuring smooth travel throughout Brisbane and beyond.. Navigate the neighborhood with ease via local roads such as South Pine Road and Stafford Road. Bus routes crisscross the area, linking Alderley to surrounding suburbs and the CBD. Plus, Alderley Train Station provides quick and efficient rail connections, making commuting a breeze for residents.



MEDICAL

In Alderley and its surrounding areas, residents have access to a range of medical facilities to address their healthcare needs. Local general practices like Alderley General Practice and Newmarket Family Doctors provide primary care services, while Enoggera Medical Centre and Everton Plaza Medical Centre offer additional healthcare options. For more specialized care or emergencies, residents can rely on nearby hospitals such as the Royal Brisbane and Women's Hospital and The Prince Charles Hospital.



ALDERLEY
Retail , Restaurant
& Medical Precinct

ENOGERA
Retail
Restaurant &
Medical Precinct

EVERTON PARK
Retail
Restaurant &
Medical Precinct

Alderley
Train
Station

Everton Park
State High School

Grinstead
Park

Sparkes Hill
Reservoirs



ENOGERA ROAD

FERNY GROVE TRAIN LINE

MORAN STREET

The Centre

OF IT ALL

From its charming local markets to its easy access to major shopping centers and healthcare facilities, Alderley effortlessly blends sophistication with convenience.

MICRO



MACRO





Alderley

Enjoy easy Alderley living with a short stroll to the corner bar and bistro, Alderley Arms, for afternoon happy hour cold ones and a classic pub schnitty. Cozy café vibe instead? Just a few doors up, Priorities Cafe awaits to kickstart your weekend on the right note. And with essential amenities like Coles and the local chemist nearby, your daily needs are easily met. Need some outdoor time? Take a walk through Sedgley Park right at your doorstep.

CAFES & RESTAURANTS

The Pickled Duck
Qualia Cafe
Priorities Cafe
Alderley Arms Hote

SHOPPING

Alderley Shopping Centre
• Coles
• Alderley Bakery
• Australia Post

MEDICAL

Alderley Clinic
Alderley Plaza Chemist
Sullivan Nicolaides Pathology

SCHOOLS

Alderley State School
Nurseryland Early Childhood
Alderley Kindergarten & Preschool

PARKS

Sedgley Park
Newmarket Dog Park
Play Road Park
Banks Street Reserve

TRANSPORT

Alderley Train Station
Alderley Bus Station

Enoggera 3min drive

Discover Enoggera's local charm and convenience at Tank Stream Social nestled in Crema Coffee Garage, offering specialty coffee and delicious brunch fare. Nearby, The Enoggera Bowls Club in Pickering Place provides an arvo of barefoot bowls adjoining Café 63 for dining, 9 Degrees Boulder Gym for fitness, X-Golf Enoggera for virtual golf, Healthy Connections Plus for wellness, and My First Gym for family fun.

CAFES & RESTAURANTS

Tank Stream Social
Café 63
Enoggera Bowls Club

SHOPPING

• Autobarn
• NightOwl
• LiquorLand

MEDICAL

Enoggera Medical Centre

SCHOOLS

Enoggera State School
Hillbrook Anglican School
Our Lady of the Assumption Catholic School

PARKS

Grange Forest Park
Enoggera Memorial Park
Grinstead Park

TRANSPORT

Enoggera Train Station
Enoggera Bus Station



NewMarket 4min drive

A short walk or an ever shorter drive, head to Newmarket for a taste of adventure! Begin at Pepe's Mexican Restaurant for authentic flavors. Then, stroll to Newmarket Village Shopping Centre for movies at Reading Cinemas. End your day with a tasting paddle at Archer Brewing neighbouring suburb Wilston.

CAFES & RESTAURANTS

Willow & Spoon
Plough Inn
Grill'd Newmarket
Pepe's Mexican Restaurant

SHOPPING

Newmarket Village
• Coles
• Reading Cinemas
• Butcher
• Ella Bache

MEDICAL

Newmarket Family Doctors

SCHOOLS

Newmarket State School

PARKS

Newmarket Memorial Park

TRANSPORT

Newmarket Train Station
Newmarket Bus Station



Everton Park 6min drive

Experience the urban charm of Everton Park with a rooftop cocktail at Tetto's, modern Indian cuisine at Mezbaan, or pizza night at Corbett and Claude. With major stores like Harvey Norman, Anaconda, Spotlight, Rebel, and Amart nearby, Everton Park offers both culinary delights and shopping adventures reminiscent of city life. Everton Plaza "Park Lane" boasts a growing collection of vibrant laneway cafes, restaurants, and eateries, making it the go-to dining precinct in Everton Park.

CAFES & RESTAURANTS

Everton Plaza
• Park Lane Tetto's
• Mezbaan
• Bird's Nest
• Mai Gai
• Spotted Cod
• Seouful Chicken
• Corbett and Claude
• Comuna Cantina

SHOPPING

Everton Plaza
Northwest Homemaker Centre
• Harvey Norman
• Anaconda
• Spotlight
• Rebel
• Amart

MEDICAL

Everton Plaza Medical Centre Eldridge
Family Clinic
Terry White Chemmart
GO2 Health

SCHOOLS

Everton Park State School
Prince of Peace Lutheran College

PARKS

Teralba Park

TRANSPORT

South Pine Rd Bus Stop

22-28 MORAN STREET,

Site Plan

22-28 Moran Street, Alderley offers a rare blend of urban convenience and contemporary living. As you step into this boutique collection of four townhomes, you're welcomed into a world where every detail has been meticulously crafted to your lifestyle.



22-28 MORAN STREET

TOWNHOUSE 1

3 Bedroom 2.5 Bathroom 2 Car 2 Levels
Internal 157m² External 39m² Total 196m²

TOWNHOUSE 7

3 Bedroom 2.5 Bathroom 2 Car 3 Levels
Internal 170m² External 38m² Total 208m²

TOWNHOUSE 2

3 Bedroom 2.5 Bathroom 2 Car 2 Levels
Internal 160m² External 43m² Total 203m²

TOWNHOUSE 8

3 Bedroom 2.5 Bathroom 2 Car 3 Levels
Internal 170m² External 38m² Total 208m²

TOWNHOUSE 3

3 Bedroom 2.5 Bathroom 2 Car 2 Levels
Internal 160m² External 43m² Total 203m²

TOWNHOUSE 9

3 Bedroom 2.5 Bathroom 2 Car 3 Levels
Internal 170m² External 38m² Total 208m²

TOWNHOUSE 4

3 Bedroom 2.5 Bathroom 2 Car 2 Levels
Internal 157m² External 72m² Total 229m²

TOWNHOUSE 10

3 Bedroom 2.5 Bathroom 2 Car 3 Levels
Internal 170m² External 38m² Total 208m²

TOWNHOUSE 5

3 Bedroom 2.5 Bathroom 2 Car 3 Levels
Internal 157m² External 39m² Total 196m²

TOWNHOUSE 11

3 Bedroom 2.5 Bathroom 2 Car 3 Levels
Internal 162m² External 49m² Total 211m²

TOWNHOUSE 6

3 Bedroom 2.5 Bathroom 2 Car 3 Levels
Internal 170m² External 38m² Total 208m²

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Changes may be made during the development process and dimensions, fixtures, fittings, finishes and specifications are subject to change without notice. Please refer to contract drawings for more accurate information on a particular property.

TOWNHOUSE 1

3 Bedroom 2.5 Bathroom 2 Car 2 Levels
Internal 157m² External 39m² Total 196m²



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TOWNHOUSE 2

3 Bedroom 2.5 Bathroom 2 Car 2 Levels
Internal 160m² External 43m² Total 203m²



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TOWNHOUSE 3

3 Bedroom 2.5 Bathroom 2 Car 2 Levels
Internal 160m² External 43m² Total 203m²



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TOWNHOUSE 4

3 Bedroom 2.5 Bathroom 2 Car 2 Levels
Internal 160m² External 43m² Total 203m²



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TOWNHOUSE5

3 Bedroom 2.5 Bathroom 2 Car 3 Levels
Internal 157m² External 39m² Total 196m²



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TOWNHOUSE6

3 Bedroom 2.5 Bathroom 2 Car 3 Levels
Internal 170m² External 38m² Total 208m²



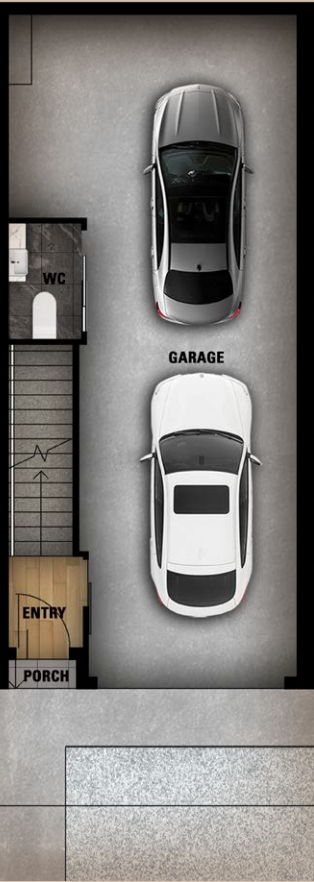
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TOWNHOUSE7

3 Bedroom 2.5 Bathroom 2 Car 3 Levels
Internal 170m² External 38m² Total 208m²

GROUND FLOOR



Extended living space
seamless from indoor
to outdoor.

2ND FLOOR

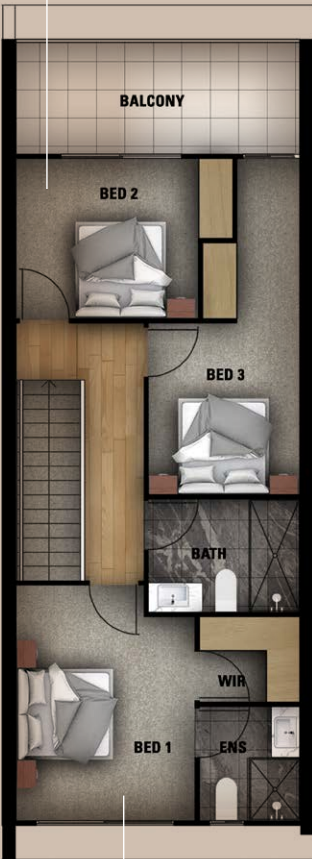


Oversized kitchen with ample storage,
benchspace and walk in pantry.

Laundry tucked away.

Built in robes to 2nd
and 3rd Bedroom.

3RD FLOOR



Large master bedroom with walk in robe and private ensuite.

22-28 MORAN STREET

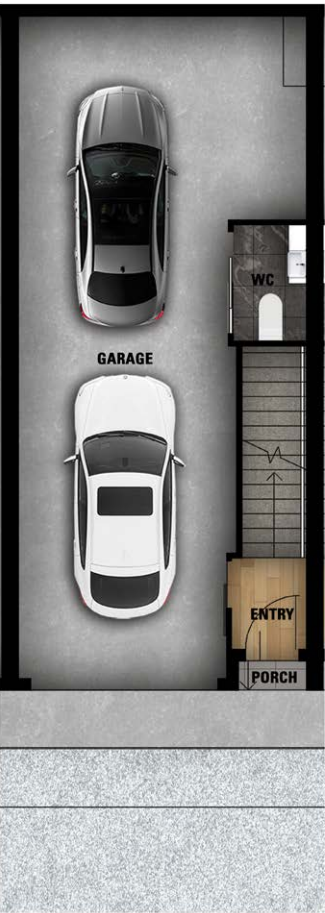


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TOWNHOUSE8

3 Bedroom 2.5 Bathroom 2 Car 3 Levels
Internal 170m² External 38m² Total 208m²

GROUND FLOOR



Extended living space
seamless from indoor
to outdoor.

2ND FLOOR

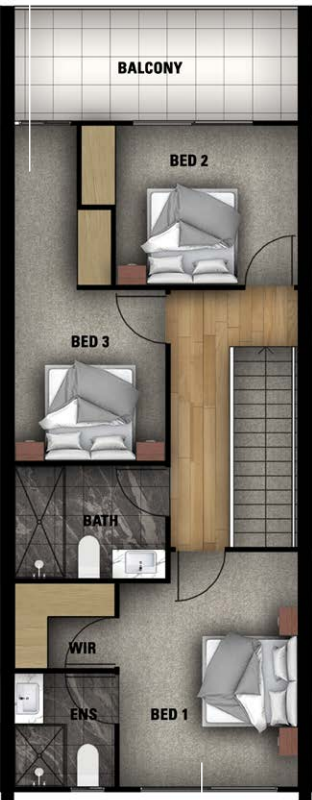


Laundry tucked away.

Oversized kitchen with ample storage,
benchspace and walk in pantry.

Built in robes to 2nd
and 3rd Bedroom.

3RD FLOOR



Large master bedroom with walk in robe and private ensuite.

22-28 MORAN STREET



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TOWNHOUSE 9

3 Bedroom 2.5 Bathroom 2 Car 3 Levels
Internal 170m² External 38m² Total 208m²

TOWNHOUSE 10

3 Bedroom 2.5 Bathroom 2 Car 3 Levels
Internal 170m² External 38m² Total 208m²



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TOWNHOUSE 11

3 Bedroom 2.5 Bathroom 2 Car 3 Levels
Internal 162m² External 49m² Total 211m²



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THE RESIDENCES

Your Sanctuary in the City

From the moment you enter, you'll be greeted by high-end finishes and designer touches that exude elegance. Each townhome has been thoughtfully designed with the most discerning buyer in mind, ensuring that every detail exceeds expectations.



ARTIST IMPRESSION, INDICATIVE ONLY

With Queensland's year-round weather in mind, these homes provide the perfect synthesis between indoor and outdoor living. Open your glass sliding doors and feel the fresh breeze flow straight into your home or turn on your ducted airconditioning and have full climate control over your private sanctuary.



ARTIST IMPRESSION, INDICATIVE ONLY

Soak in a hot bath after a long day or get ready for a night out in the city in this modern bathroom. Entering the bedroom, you feel lush carpet underfoot and immediately notice the light pouring into the space. Each expansive bedroom offers the perfect cocoon to rest, unwind and even, to dream

Experience the difference

SAMPLE

Fixtures & finishes

Full schedule of finishes available upon request



Tan Hardwood Vinyl Plank Flooring



Azollo Carpet

Smeg
Stainless Steel Underbench
Dishwasher



Smeg
600mm Slideout
Rangehood



Smeg
600mm Classic
Thermoseal Oven



Shea
Sink Mixer
Brushed Nickle



Brasshards
Matcha Bath
Spout 200mm



Brasshards
Shea Shower Mixer
BR Nickel



Smeg
600mm Ceran
Electric Cooktop



Sonata
Kore MKII Undermount
Double Bowl Sink



Sonata
Kore Plus BTW
Suite Rimless



Sonata
Kore 40 Sink Mixer

Body Corporate Fees

We're dedicated to ensuring our properties remain both valuable and affordable. By keeping body corporate fees low through efficient management and cost-saving measures.

	ANNUAL RATE			
TOWNHOUSE 1	\$3,083.35	TOWNHOUSE 6	\$3,083.35	
TOWNHOUSE 2	\$3,083.35	TOWNHOUSE 7	\$3,083.35	
TOWNHOUSE 3	\$3,083.35	TOWNHOUSE 9	\$3,083.35	
TOWNHOUSE 4	\$3,083.35	TOWNHOUSE 10	\$3,083.35	
TOWNHOUSE 5	\$3,083.35	TOWNHOUSE 11	\$3,083.35	

ADMINISTRATIVE FUND

Additional Services fee	\$1,100.00
Agreed Services	\$2,090.00
Asset maintenance services	\$220.00
Disbursement fees & service	\$750.20
Common Property	\$1,000.00
Electrical	\$500.00
Grounds/Cleaning	\$6,500.00
Insurance	\$9,245.00
Pest Control	\$500.00
Plumbing - Backflow Prevention Devices	\$600.00
Reconciliation Fee	\$198.00
Taxation - ABN Establishment	\$220.00
Technology Fee	\$193.60
Utilities - Electricity	\$1,500.00
Utilities - Water	\$500.00
SUB-TOTAL OF ADMIN FUND MINUS Insurance	\$15,871.80
INSURANCE - Replacement and Reinstatement	\$9,245.00
TOTAL ADMIN FUND	\$25,116.80
SINKING FUND inc GST	\$8,800.00
TOTAL	\$33,916.80

PROUDLY DEVELOPED BY



At the heart of our company lies a commitment to finding more than just prime development sites; we seek places that stir the soul, ignite imaginations, and resonate deeply with our community. Each location we choose is not merely desirable or profitable—it's a canvas for dreams, a stage for stories waiting to unfold.

Citimax has built a legacy of success, a track record of turning visions into reality. From the first sketch to the final brick, we pour our hearts and souls into every project, ensuring that each development not only meets but exceeds expectations.

8 LAND DEVELOPMENTS

5 COMMERCIAL DEVELOPMENTS

22 RESIDENTIAL DEVELOPMENTS

Our past and current projects combine traditional property development principles with innovative design. Whether they are small-scale townhouses, boutique apartments, or popular land projects, all showcase our trademark quality and affordability.



Trademark
quality and
affordability.

22-28 Moran St

ALDERLEY

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