



AURIANCE

Gardens

SUNNYBANK

AURIANCEGARDENS.COM.AU

371 BEENLEIGH ROAD, SUNNYBANK QLD 4109

About Jam Group



JAM Group combines progressive architecture and distinctive design to deliver affordable, luxurious investments that enhance the suburbs of Brisbane, and in this case the progressive suburb of Sunnybank.

As a builder with 40 years experience, and a holder of a QBC open licence, JAM Group have collaborated with some of Australia's most innovative architects, leading design consultants, interior designers and landscape consultants during the creation of Auriance Gardens. In addition, their combined approach of building and developing has allowed them to deliver exactly what they intended to – a veritable garden of Eden.

JAM Group supports their development locations with in-depth suburb analysis, backed by their extensive knowledge of the Brisbane property market.

We combine progressive architecture and distinctive design to enhance the suburbs of Brisbane, underpinned by our extensive knowledge of the Brisbane property market.

A diverse construction, property development and development management business with a reputation based on our commitment to excellence and attention to detail.

JAM Group has collaborated with some of Australia's most innovating architects and leading design consultants to create uniquely recognisable properties.

Being both a developer and a builder means seamless control over every aspect and the application of only the highest standards of quality. Each development and build project is rigorously researched and designed to enhance its location and the lifestyle of its residents.

JAM Group's wealth of experience gives the maximum benefit to every buyer. The goal is to create a positive and rewarding experience for all clients and to establish relationships that last a lifetime.

Our capabilities include;

- » Project Partnering
- » Project Management
- » Development Management
- » Residential New Builds
- » Multi-Rise Residential Construction
- » High End Renovations
- » Retail Fit-outs
- » Office Fit-outs

Jam Group works toward a vision for affordable and luxurious investments.

Introduction to Auriance Gardens

AURIANCE *Gardens* SUNNYBANK

Bespoke by design, each Auriance Gardens townhome makes a bold and unique impression on the landscape.

The principals of good design prevail as does the use of a contemporary mix of materials – including steel, timber and brickwork – chosen for their longevity and ability to complement the surrounding natural environment, which has been carefully preserved during development.

A north-facing aspect, privacy aplenty, the sun to warm you in winter and cooling breezes in summer – everything has been considered by the experienced design team to ensure the very best of living is yours at Auriance Gardens.



Location Plan



Development Site Plans

CAPTIVATING COURTYARDS

Auriance Gardens invites you to live a life connected with nature. Not only has the natural landscape been carefully preserved during development, the bespoke design of each residence maximises the opportunity to be at one with the beauty that abounds.

Open plan interior living flows seamlessly into the immense courtyard spaces, which range in size up to 173 sqm. There's room to entertain, and room to play – in complete privacy – and it's all yours to enjoy.

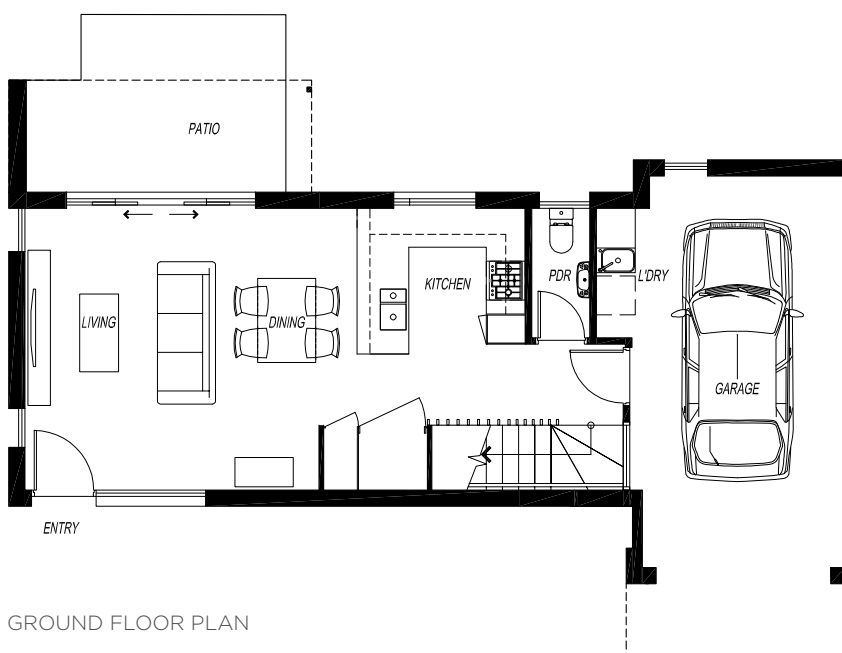


Internal Floor Plans

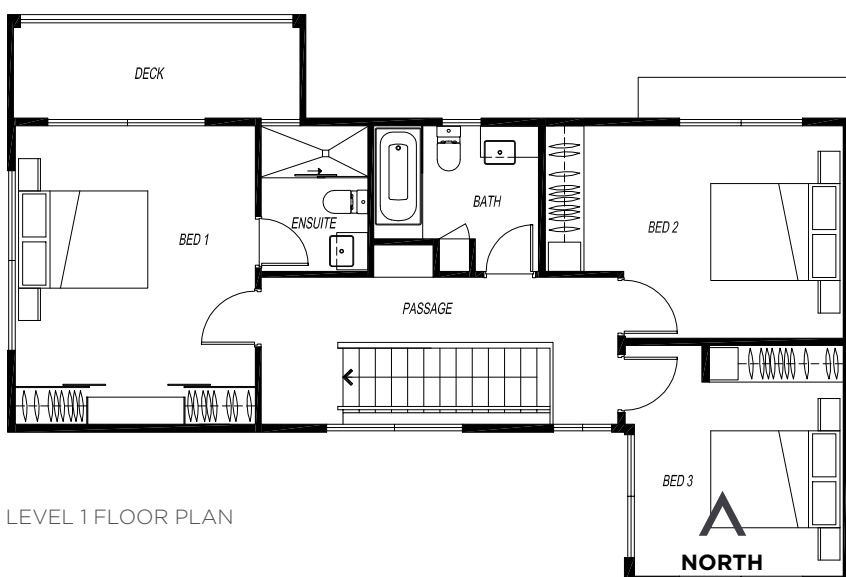
TYPE 3A TOWNHOME 1

3 BED | 2.5 BATH | 2 CAR

Townhome	1
Gr. floor area	85m ²
1st floor area	74m ²
Excl. use area	67m ²
Car park	2
Total area	226m ²



GROUND FLOOR PLAN



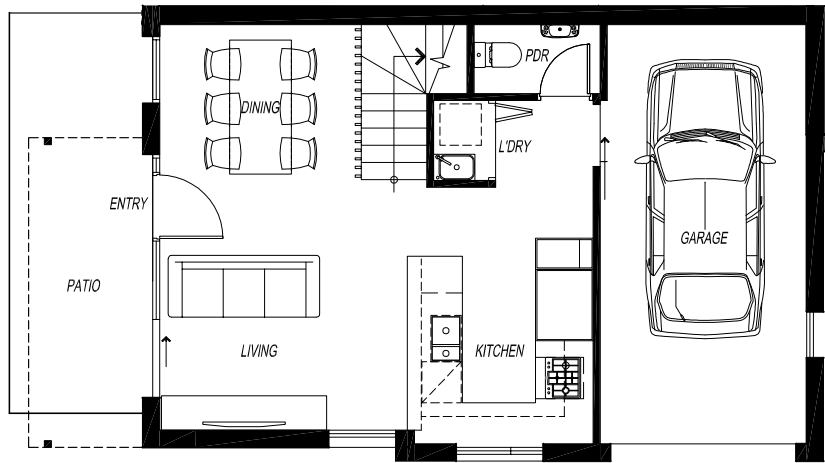
LEVEL 1 FLOOR PLAN



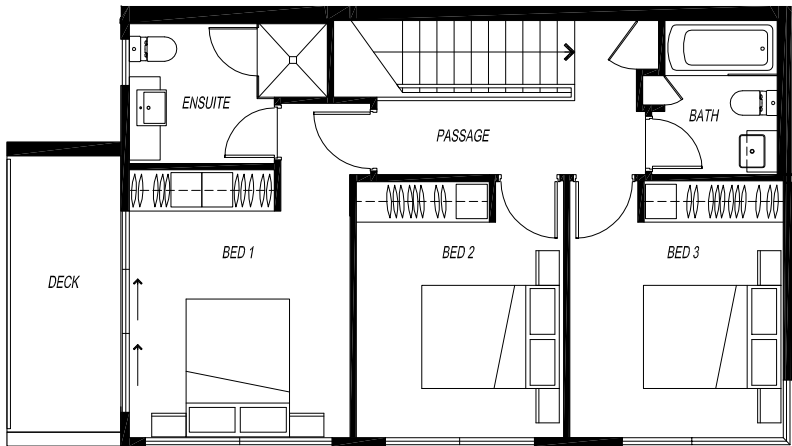
TYPE 3D TOWNHOME 14

3 BED | 2.5 BATH | 2 CAR

Townhome	14
Gr. floor area	73m ²
1st floor area	64m ²
Excl. use area	39m ²
Car parks	2
Total area	176m ²



GROUND FLOOR PLAN



LEVEL 1 FLOOR PLAN

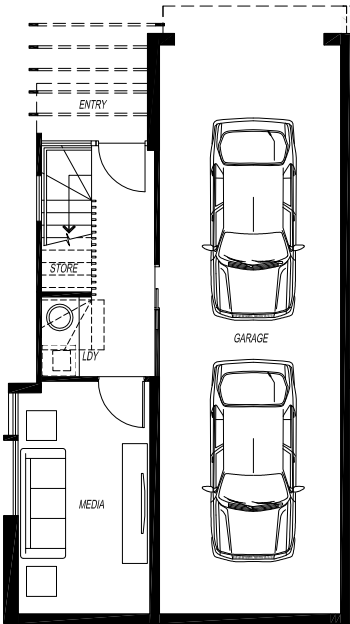


TYPE 4B TOWNHOME

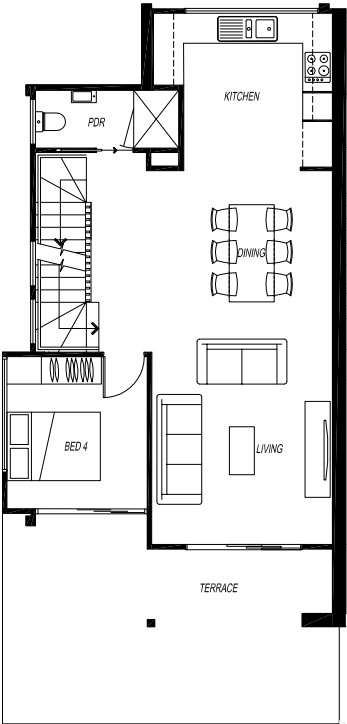
17

4 BED | 3 BATH | 2 CAR | MEDIA ROOM | STUDY NOOK | STORAGE

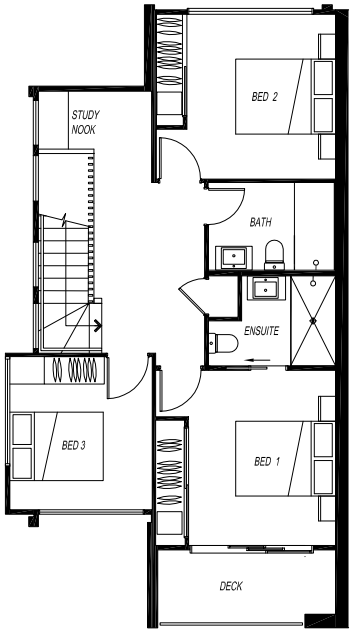
Townhome	17
Gr. floor area	84m ²
1st floor area	84m ²
2nd floor area	64m ²
Excl. use area	35m ²
Car parks	2
Total area	267m ²



GROUND FLOOR PLAN



LEVEL 1 FLOOR PLAN



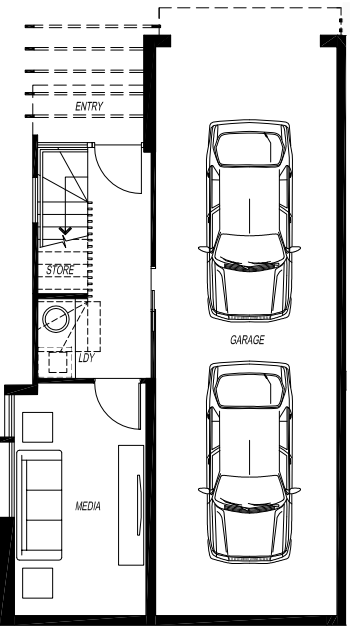
LEVEL 2 FLOOR PLAN

TYPE 4B TOWNHOME

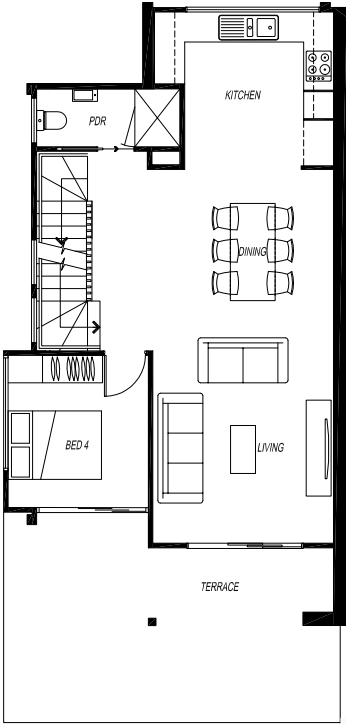
21

4 BED | 3 BATH | 2 CAR | MEDIA ROOM | STUDY NOOK

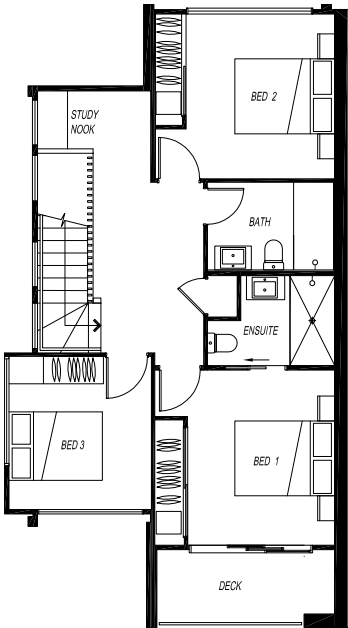
Townhome	21
Gr. floor area	84m ²
1st floor area	84m ²
2nd floor area	64m ²
Excl. use area	82m ²
Car parks	2
Total area	314m ²



GROUND FLOOR PLAN



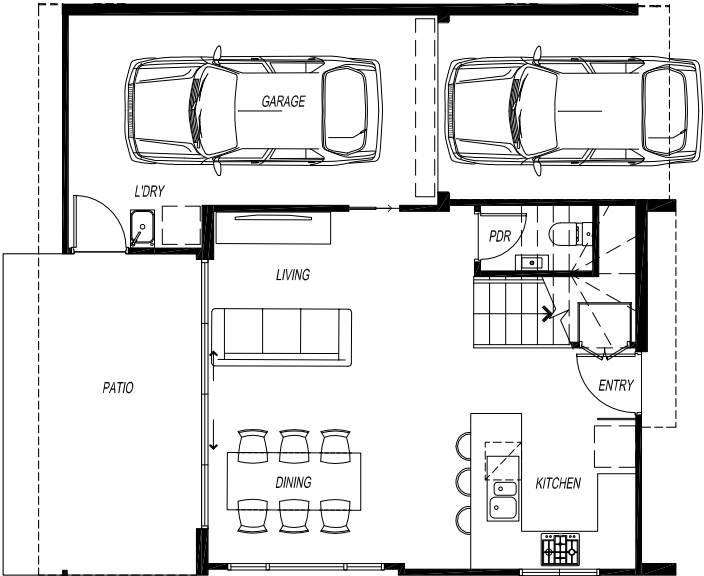
LEVEL 1 FLOOR PLAN



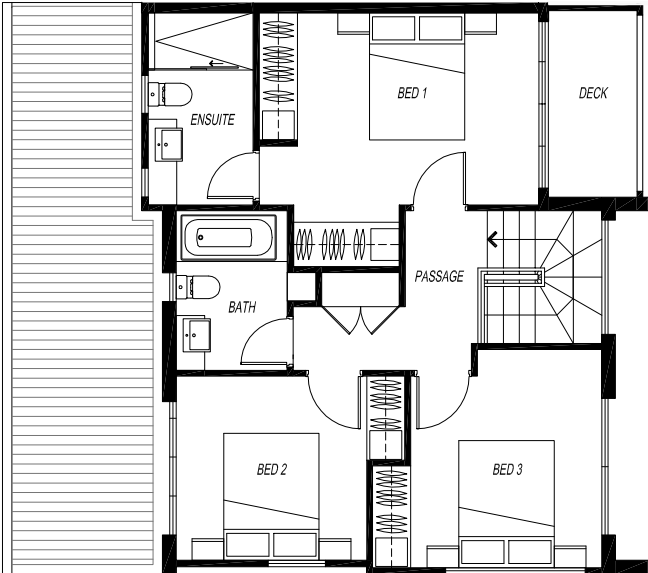
LEVEL 2 FLOOR PLAN

TYPE 3G TOWNHOME **24**
 3 BED | 2.5 BATH | 1 CAR

Townhome	24
Gr. floor area	82m ²
1st floor area	61m ²
Excl. use area	53m ²
Car parks	1
Total area	196m ²



GROUND FLOOR PLAN

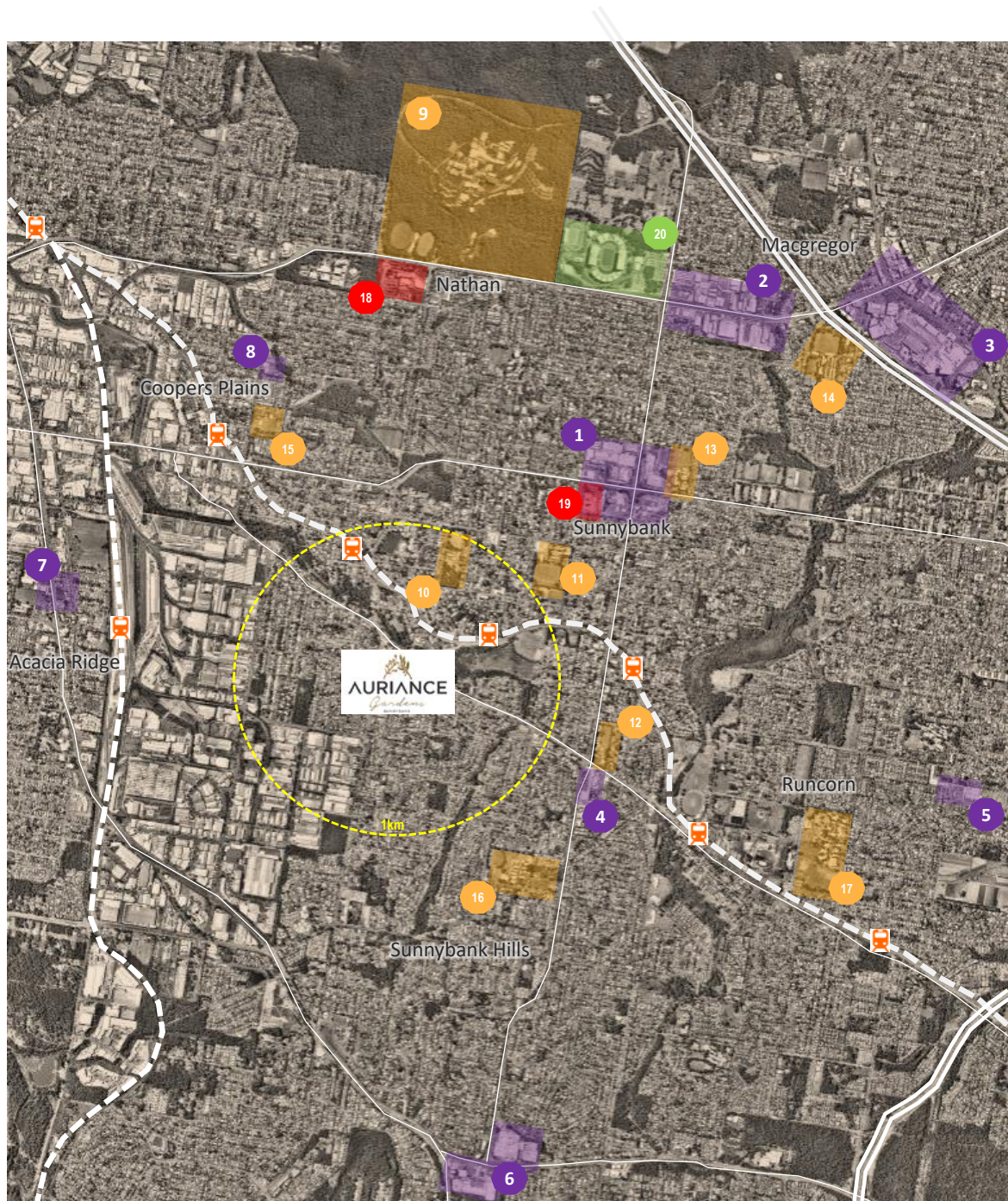


LEVEL 1 FLOOR PLAN





LOCAL AMENITIES



Retail, Dining and Entertainment

- 1 Sunnybank Shopping and Dining Precinct
- 2 Kessels Road Showroom Precinct
- 3 Garden City Regional Shopping Centre
- 4 Centro Pinelands Shopping Centre
- 5 Runcorn Plaza

Education

- 6 Sunnybank Hills Shopping Centre
- 7 Acacia Marketplace
- 8 Coopers Plains Shopping Centre
- 9 Griffith University
- 10 Sunnybank Primary School

Hospitals

- 11 Sunnybank State High School
- 12 Runcorn State School
- 13 Macgregor State School
- 14 Macgregor State High School
- 15 Coopers Plains State School
- 16 Sunnybank Hills State School

Hospitals

- 17 Runcorn State High
- 18 QEII Jubilee Hospital
- 19 Sunnybank Private Hospital

Major Recreational

- 20 Qld Sport and Athletics Centre



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