



nuovo

STAGE TWO

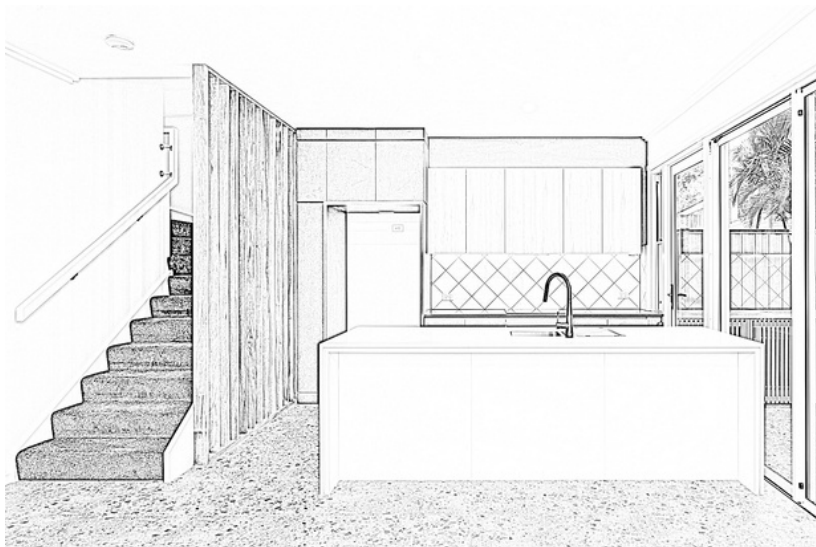
**JAM** Group

# Introduction

Modern living.  
Inspired design.

This boutique collection of modern terrace homes, presented by JAM Group and designed by Ceccato + Architects, is setting the benchmark for luxury living in Arana Hills. Nuovo, Stage Two is a series of contemporary residences defined by innovative architecture, timeless interiors, revitalising outdoor spaces and cutting-edge sustainable features.

# Design Concept



At Nuovo, our design philosophy was to create a series of unique homes to suit different families and lifestyles through clever planning, and the integration of the interior and exterior spaces. However, most importantly, it was to create a series of homes that would touch your heart.





Terraces Artist Impression





Terraces Artist Impression





Design Inspiration

Light and bright.  
Modern lifestyle.

Nestled in a lush setting between Kedron Brook Bikeway and Keppera Golf Course, Nuovo is an ode to the natural tranquility of its location - designed to nurture a modern and sustainable lifestyle.



Artist Impression of Living and Kitchen Areas





Artist Impression of Courtyard





Artist Impression of Kitchen Areas



Artist Impression of Bathroom Areas



Team

**JAM** Group

Developer & Builder



Dedicated.  
Knowledgeable.

Team

**ceccato**  
architects+

**Architect**



Creative.  
Forward-thinking.



Love Arana Hills

Mature, established,  
fresh & vibrant.

Located 12km north west of the Brisbane CBD, Nuovo is well connected with two train stations at its doorstep, providing easy public transport options into the CBD in 25 minutes. Nuovo has an array of amenity on offer, including Arana Hills Plaza shopping mall, schools, a TAFE campus, Keperra Golf Course, many green parks and sports fields.



# Map Analysis



# Nuovo

The central heart of Arana Hills...



# where we are



1. Aldi Supermarket
2. Arana Hills Village
  - o Kmart
  - o Coles
  - o BWS
  - o Pharmacy
  - o Post Office
  - o Newsagency
  - o Takeaway Restaurants
  - o Cafes, Bakery, Butcher
  - o Dentists, Doctors, Pathology clinics
  - o Arana Hills Physiotherapy
3. Kedron Brook Bikeway
4. Bruce Smith Park
5. Snap Fitness
6. Grovely State School

WITHIN 5 MIN WALK



- 
7. Bus Stop - Route 39B to Ferny Grove Station

8. Westside Grovely Football Club
9. Arana Hills Leagues Club
10. Leslie Patrick Park
11. Kids Club Child Care
12. QLD Medical Doctors
13. Grovely TAFE

WITHIN 5-10 MIN  
WALK



- 
14. Grovely Train Station
  15. Oxford Park Train Station
  16. Ferny Grove Train Station
  17. Keperra Train Station
  18. Perfect Beginnings Child Care
  19. C&K Arana Hills Kindergarten
  20. Zarraffa's Coffee
  21. Oxford Park Nursery
  22. Oxford Grove
  23. Petrol Stations
  24. St William's Grovely Catholic Primary School
  25. Mitchelton State High School

WITHIN 5 MIN DRIVE



- 
26. Hills District Community Centre

27. Mitchelton State Primary School
28. Keperra Country Golf Club
29. Ferny Hills Aquatic Centre
30. Mitchelton Train Station
31. Blackwood Street Precinct

WITHIN 10 MIN DRIVE







Brisbane City  
12km from project



Train line Grovely





Kedron Brook Walk Track



# Local amenities



## Arana Hills Plaza

*Patricks Road, Arana Hills*

Arana Hills Plaza is a Convenience Plus shopping centre, featuring 24 speciality stores complimenting the Aldi, Coles and Kmart offer.



# Immaculate Parkland



## Leslie Patrick Park

*Patricks Road, Arana Hills*

The Hills District All-Abilities Playground (also referred to as Leslie Patrick Park) is a fully fenced playground with a number of play areas.

## Close to the CBD



## Brisbane CBD

BRISBANE

Brisbane CBD is popular for chain fashion stores and luxe brands on busy Queen Street, plus the shady riverfront City Botanic Gardens. The area is generally quiet at weekends, apart from the waterfront cocktail bars and seafood eateries around Eagle Street Pier, which draw an upmarket crowd.



# Arana Hills:

## A newsworthy investment story



35.8%

Prices Rising 35.8% dwelling growth in the past 12 months



4.7%

Gross Rental Yields are still high at 4.7% based on increased prices



10.3%

27 parks covering 10.3% of the suburb



0.3%

Vacancy has dropped to 0.3% in Arana Hills



0.01%

Supply of properties currently listed in Arana Hills is 0.01%

# Brisbane:

## A newsworthy investment story



**\$4.6b**

Uplifted in QLD's Gross State Product, approximately 1% of 2032 forecast GSP



**\$8.1b**

Quantifiable economic and social benefits for QLD



**\$17.6b**

Quantifiable economic and social benefits for Australia



**5km of CBD**

10 venues and 17 sports to be located within 5km of Brisbane CBD



**130k Jobs**

The Olympic Games will support approximately 130,000 direct jobs



# Contact

CALL

**SALES TEAM- 1300 068 686**

REGISTER

**[nuovoaranahills.com.au](http://nuovoaranahills.com.au)**

DISPLAY SUITE

**CRN LESLIE & JANE STREETS, ARANA HILLS**

---

DEVELOPER & BUILDER

**JAM** Group

ARCHITECT

**ceccato**  
architects+

SALES & MARKETING

**SUNSTATE**  
PROPERTY





[nuovoaranahills.com.au](http://nuovoaranahills.com.au)

**Disclaimer:** The content of this document is for information purposes only and while reasonable care has been taken in its preparation, the vendor, developer or any agent does not guarantee or warrant the accuracy, reliability, completeness or currency of the information or its usefulness in achieving any purpose. Any prices, dimensions, layout, design features, views, areas, plans, photographs and artist impressions are for presentation purposes and indicative only. All area calculations are based on the Property Council of Australia method of measurement guidelines and are estimates only. They should not be relied upon as an accurate representation of the final product. Any such information may change. The photographs and images contained within this document depict potential views that were reasonably anticipated as at the date that the photographs and other images were created. The views shown in this document should not be relied upon as an accurate representation of the final product. Development of property surrounding or nearby Nuovo may affect the actual views that will be available from Nuovo when or after it is completed. Interested parties are responsible for assessing the relevance and accuracy of the content of this document and should make their own enquiries and seek independent advice before acting. The vendor or developer will not be liable for any loss, damage, cost or expense incurred or arising by reason of any person using or relying on the information in this document. This document is not an offer to sell nor does it form part of any contract of sale. Although the vendor and developer has prepared this document with care and believes the information, forecasts and estimates within it to be reasonable, it does not accept responsibility for any action taken in reliance on the information contained herein. Prospective purchasers and investors should make their own enquiries and take appropriate accounting, legal, taxation or investment advice regarding their own particular circumstances before making any decision concerning Nuovo.