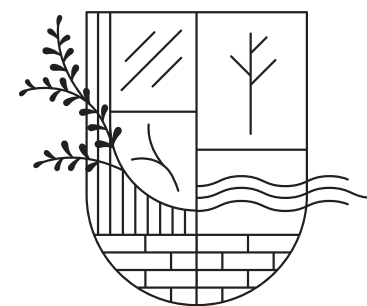


FABLE

BY ROGERS CORP

A MODERN
LIFESTYLE TALE
OF A GREEN HEART
& URBAN SOUL



Welcome to Fable

We are proud to introduce Fable, a new way of life. An astounding level of sophistication, practicality and sense of community. With a collection of meticulously designed three storey town and terrace homes, Fable presents a modern lifestyle tale perched perfectly on the edge of metropolitan Brisbane.

As you turn the page to another chapter in your story, Fable holds the most imaginable beginning - a new lifestyle tale for you to tell.



FABLE
EVERETT PARK



Chapter One



NEIGHBOURHOOD

An Extraordinary Neighbourhood

From its humble post war era beginnings, Everton Park is in a state of renewal, with contemporary architecture, urban art and unprecedented connectivity to greater Brisbane. A friendly neighbourhood and a community built on character. Fable is an urban sanctuary hidden in plain view, set amongst generously landscaped gardens, an abundance of local cafes and restaurants, as well as an exceptional array of retail and lifestyle offerings.

Located just 8km from the CBD and only 15 minutes to the Brisbane Airport, Fable is perfectly placed to take advantage of not only the immediate neighbourhood, but all the city has to offer.



01



03



02



04

- | | | |
|----|------------------|------|
| 01 | 5 Boroughs | 150m |
| 02 | Communa Cantina | 150m |
| 03 | Corbett & Claude | 150m |
| 04 | Stellarossa Cafe | 150m |

A Newfound Community

Situated in the thriving heart of Everton Park, an emerging community of culture and modern day folklife with a plethora of eateries and entertainment venues. Living in Everton Park means everything needed for your lifestyle is within a short stroll of your doorstep.



A Remarkable Retail Experience

Fable's location has been carefully selected to ensure connectivity to both major and minor retailers within minutes. Residents will find delight in the many retail gems on their doorstep. So whether you're styling your home, indulging your green thumb, upgrading your wardrobe or sourcing ingredients for Saturday night's dinner party, you will find everything you need within walking distance.



01



03



02



04

- | | | |
|----|---------------------------|------|
| 01 | Coles Everton Plaza | 150m |
| 02 | Brookside Shopping Centre | 1km |
| 03 | Neighbourhood Market Co | 150m |
| 04 | Woolworths Everton Park | 50m |

A Life Of Health And Wellbeing

With the charismatic Kedron Brook flowing through the neighbourhood, an array of outdoor adventure awaits. From walking and cycling trails, to playgrounds, picnic areas and dog parks, keeping fit and staying connected to nature has never been easier.





Chapter Two

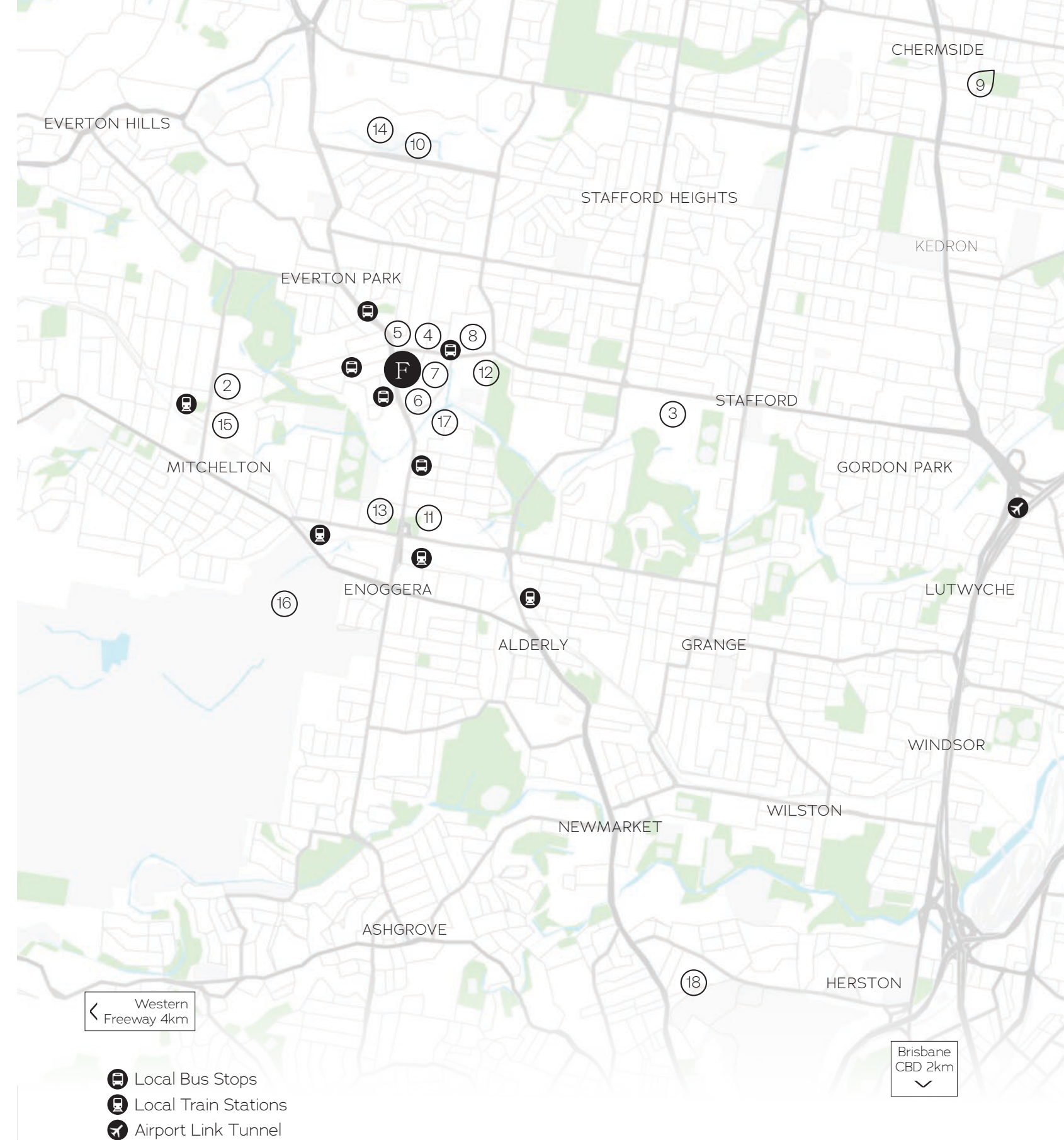


CULTURE & DESTINATION

An Escapade Of Brisbane Culture

Living well is as simple as stepping outside and enjoying the blend of world-class commerce, culture, leisure and nightlife that Brisbane has to offer. Bursting with energy and creative spirit; residents can discover the culture of the cities internationally recognised precinct filled with world renowned art, history, music and brilliant designs.

The Brisbane River, rich with natural beauty, wildlife and vegetation. In many ways the city is defined by the river, as it separates the north and south regions and weaves through our inner city precincts into the Moreton Bay.



- F Fable Everton Park
- 2 Brookside Shopping Centre
- 3 Stafford City Shopping Centre
- 4 Everton Plaza and Coles
- 5 Park Lane, 15+ Cafes and Restaurants
- 6 Homemakers Centre
- 7 Woolworths, Amart, Rebel, BCF and Supercheap
- 8 Everton Plaza Medical Centre
- 9 Westfield Shopping Centre

- 10 North West Private Hospital
- 11 Enoggera State Primary School
- 12 Everton Park State High School
- 13 Hillbrook Anglican School
- 14 Northside Christian College
- 15 Mt Maria College
- 16 Enoggera Army Baracks
- 17 Kedron Brook Cycle Way
- 18 QUT Kelvin Grove Campus

FABLE

WOOLWORTHS,
CAFES & RESTAURANTS

HILLBROOK
ANGLICAN SCHOOL

ENOGGERA
ARMY BARRACKS

EVERTON PARK
STATE HIGH SCHOOL

REBEL, AMART, BCF,
SUPERCHEAP

PARK LANE, CAFES
& RESTAURANTS

ENOGGERA STATE
PRIMARY SCHOOL

ENOGGERA
MEMORIAL PARK

EVERTON PLAZA &
COLES

BOWLS
CLUB

CBD
8KM

HOMEMAKERS
CENTRE

← AIRPORT 15MIN

← AIRPORT LINK
TUNNEL 4KM

→ BROOKSIDE SHOPPING
CENTRE 1KM

🚶 KEDRON BROOK WALK WAY

🚲 KEDRON BROOK BIKE WAY

🚆 ENOGGERA TRAIN STATION

🚌 BUS 351 TO CITY

Map is not to scale. Please note this map is indicative only of the current amenity that surrounds Fable by Rogerscorp. Distances have been calculated as the crow flies however may not be accurate.



Chapter Three



ARCHITECTURAL DESIGN



An Architectural Vision

Fable is a new residential sanctuary that immerses itself into a lifestyle that is often only found in an inner-city suburb. The architectural feel embodies a modern way of life and a new way of living.

From the surroundings, the precinct is seen as an enclosed city, creating a level of intrigue of what exists beyond. The material palette allows for these dwellings to be seen as a unified object from afar, yet the finer grain shows the individualism of each dwelling.

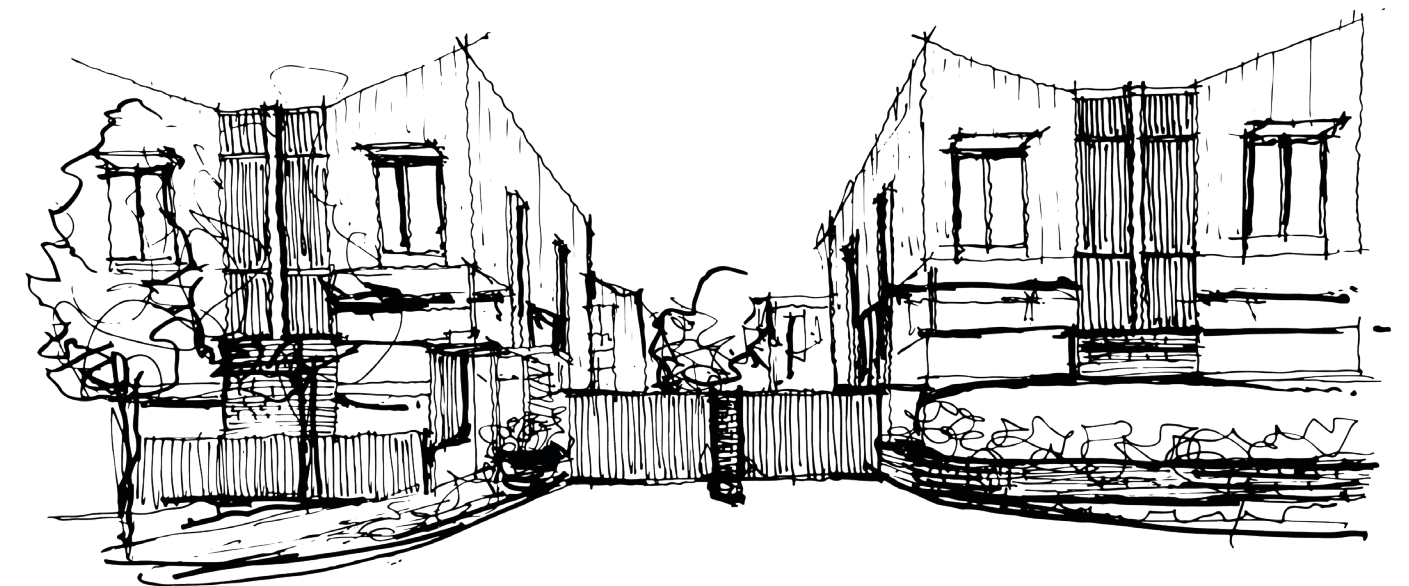
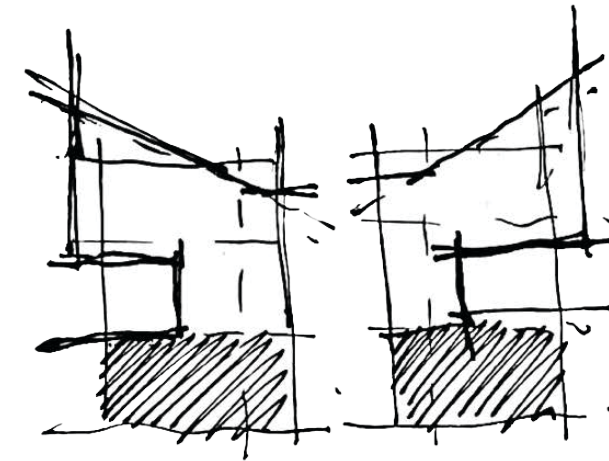
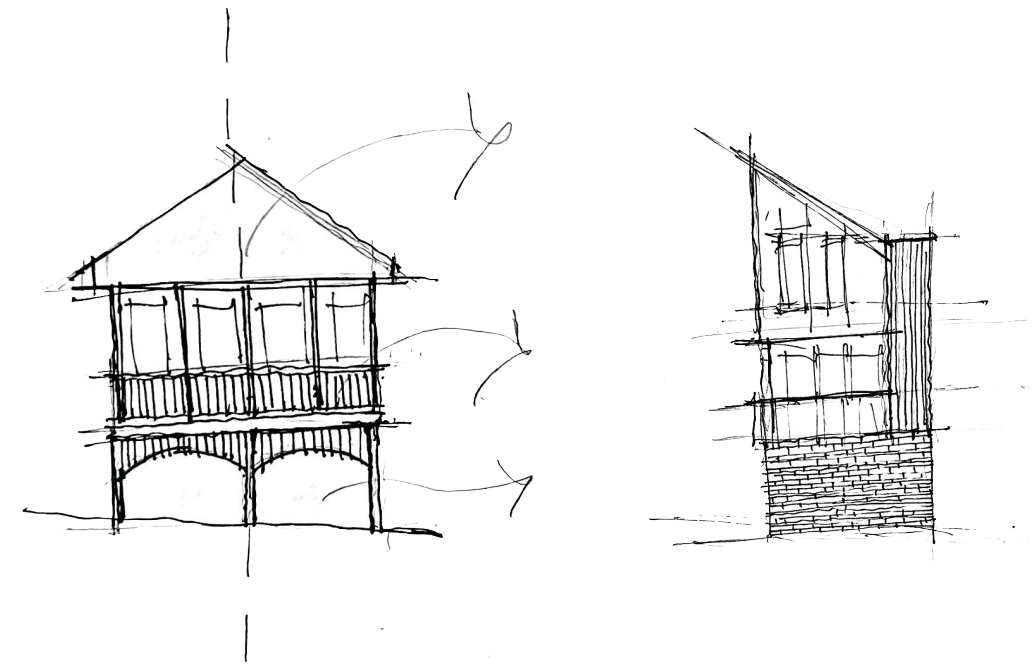


Similar to the site being surrounded by amenity, the masterplan surrounds a central park, the focal point of private amenity and congregation for the residents and its visitors. Set amongst a lush collection of mature trees and subtropical planting species is an arbour-like structure alongside a pool, fire pit and seating nook. Underneath the arbour is an open-air dining room, with barbeques and a pizza oven oriented towards the pool terrace and lap pool.

Precinct planning in the design was key to afford each concourse an identity dissimilar to that of another. This is done through a variance of unparalleled built forms; a strategy not often associated with townhouse developments. In doing so it creates an identity and a sense of belonging to each dwelling that is unique to its setting within the development.

Internally each dwelling it afforded a sense of generosity, further exemplifying the idea of living in a house. On the ground floor of each townhouse is a minimum of two cars, laundry and a terrace leading to the backyard. Additional multi-purpose terraces are designed into some of the dwellings, allowing the occupants to engage with the backyard. The site wide brick datum is limited to the ground floor, giving the impression of the lightweight boxes over being grounded.

We took visual cues from Queenslanders for the build form over, with a modern adaptation of the window openings. The living levels all lead out to an elevated balcony space, a place that allows occupants to have a passive surveillance of the streetscape and the internal parkland. This allows the buildings to breathe by occupying the subtropical environment; out of the direct sunlight and open to ventilate. Beyond this is the bedroom floor, perched up high above the ground plane this becomes a place of retreat for the occupants.



A stylized, handwritten signature in black ink.

MILTON ZIETSMAN

Director
Z Architects



An Unmitigated Triumph

Enriched in Everton Park's heritage comes the name Fable. Once known to Brisbane for its agricultural industries and more specifically dairy farming, Everton Park has since seen remarkable growth and evolved into a prominent local destination for suburban city dwellers seeking a new found community.



This boutique collection of ultra-modern, and luxury residences have been designed to emphasise exemplar architecture. The imposing facades deliver sleek angles and rich textural overlays, while its form will seamlessly fuse with the surrounding urban and natural area. Substantial landscaping, lush foliage and treescapes will enhance a sense of harmony and place, while the internal finishes push above for interior design standards.

Masterfully crafted and generously sized town and terrace homes will showcase designer appliances and opulent finishes throughout. Residents will indulge in the community amenities, as we transform residential living into a luxury resort experience. Giving you the opportunity to do the things you love most.

Given Rogerscorp's position at the forefront of quality residential and commercial developments, Fable surpasses every aspiration. By ensuring quality and detail are never compromised, you and your home will be well looked after.

SIMON ROGERS
Founder and Director
Rogerscorp





A Masterful Vision Bought To Life

Fable by Rogerscorp is the result of a collaborative partnership between an industry-leading team of experts. This limited edition collection of residences are skillfully designed to connect to the suburban environment of Everton Park.

A finely-crafted combination of sophisticated open spaces, modern materials, and bespoke detailing creates exceptional town and terrace homes to relax and indulge in life.

ROGERSCORP.

An Awe-inspiring Hideaway

Sophisticated urban living takes on a deeper meaning at Fable, both a love for self care and an appreciation for family and friends is effortless and enjoyable. From the moment you step into your home, you instantly appreciate the intuitive design, elegant architecture, a seamless collaboration of finishes and an unparalleled level of craftsmanship. Every detail has been designed to value and promote wellness and relaxation.



* Artist Impression.



* Artist Impression.

A Sense Of Warmth Within Your Home

Greeted with a tenderness warmth and comfort, the interior design of these town and terrace homes ensure both the cool and warm colour schemes give off a welcoming and homely aura.

With an elegant fluidity, leathers and quality fabrics would be in perfect balance with the softly veined natural stones and urban oak finished timbers throughout the kitchen. The bathrooms follow suit, but identify on their own with a stunning free standing bath tub and waterfall showers. A highly functioning yet visually pleasing space.



Warm Scheme - 2A Bathroom



Cool Scheme - 2A Kitchen



Warm Scheme - 2A Kitchen



Cool Scheme - 2A Bathroom



An Exquisite World Of Calm

Living areas feature varying timber aesthetics, with flowing corsica oak flooring that compliments both the white and urban oak cabinetry. The material palette reflects a life of refinement. As the heart of the home, the kitchen is adorned with luxurious finishes that enhance the whole of the space.



* Artist Impression.



* Artist Impression.



* Artist Impression.



* Artist Impression.





* Artist Impression



Chapter Four



RESIDENT AMENITY

An Idyllic Oasis That Soothes The Soul

Fable's extensive range of amenities exceed all expectations. Residents will enjoy ultra-exclusivity with an array of resort style facilities including recreation and relaxation amenities, all while being surrounded by generously planted gardens and strategically situated trees for those perfect afternoons on the lawn. Every little detail has been considered from the moment you arrive home, nothing compares to the sense of wellbeing that comes from this.



* Artist Impression



A Life Lived To The Fullest

Take a moment to unwind and focus on your own well being, relax on the sun lounges or swim in the resort style pool, stretch on the yoga lawn or reconnect with nature in the herb and veggie gardens. Entertaining your friends and family has never been easier with the BBQ pavilion & pizza oven, or get lost among the stars while warming up around one of the two fire pits that is on offer.



* Artist Impression.



* Artist Impression.



* Artist Impression.





The Team

Fable is the combined vision of a number of experienced companies. The developers, Rogerscorp have collaborated with a team made up of - Z Architects and Laud Ink. All of whom share singular focus on creating a unrivalled residential structure in Brisbane's newest and most innovative precinct.

Z Architect's masterplan and architectural design of the residences has resulted in an enduring tale of the ever evolving contemporary Queenslander in built form.

Laudink has transformed the exteriors, showcasing Fable's divine architecture through sophisticated landscaping. Following our commitment to care for and reduce our environmental footprint and offer new life wherever we can, Fable goes above and beyond to assist in sustaining a better, greener life for now and into the future.

The amenity of Fable is unparalleled and would not be possible without the talent and tenacity of the entire team, who have worked together tirelessly to create a precinct of an unprecedented calibre.

Together, we have taken the words and drawings from a page and started a new story, as we bring closure to our chapter, it is up to you to continue the journey and start your own new chapter at Fable.

ROGERSCORP.

ZARCHITECTS

LAUD ink
landscape architecture and urban design

FABLEEVERTONPARK.COM.AU

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ROGERSCORP.