

Somers & Hervey

ESTATE



urbex *designed for life.*



**Discover a thriving new
neighbourhood in the Upper Ross
region, connected to the best of
Townsville's south-west.**

Somers & Hervey provides the modern,
master planned community you and your
family have been looking for.





A location
connected to
convenience

Your Community Master Plan

Step into the heart of community living at Somers & Hervey an 80-hectare contemporary masterpiece that embodies an active lifestyle.

Bike trails and paths wind through wetlands and parks, amid tree-lined streets, playgrounds, and inviting picnic spots. This creates a backdrop for easy daily living, where kids play freely, and neighbours naturally evolve into friends.

LEGEND

 Community Purpose

 Proposed Bus Stop

 Conservation/Wetland Area

 Landscaped Open Space

 Walking Trails

 Parks & Playgrounds

 Land Now Selling

 Future Release

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There's more to life here

Get ready to really uncover the emerging attraction of Rasmussen, affectionately known as Rassy!



Friends & Family



This evolving community is more than a place, it's capturing hearts, attracting families, retirees, and professionals alike with its central convenience and charming riverside lifestyle.

Somers & Hervey will provide a new address that you and your family will be proud to call home. The perfect place to build your dream home, and welcome your friends into the neighbourhood. Where the kids can ride bikes after school, or you can catch up with neighbours while walking the dog. And on the weekend, gather for picnics in the park or by the river, or a local game of footy or cricket.





Contemporary sub-tropical living

Open the door to your brand new home,
and experience the difference thoughtful
housing design can make to your lifestyle.

Design & Living



Your next move is all about choosing your perfect
homesite and collaborating with Townsville's
premier builders to bring your dream home to life.

Whether you lean towards the freedom to choose
your own lot and build your dream home or prefer
us to help you with the ease of a house and land
package, the choice is yours.

Our promise to you is more than a home. It's a neighbourhood.

Our design ethos revolves around embracing the essence of Tropical North Queensland living. It's not just about capturing the breeze; it's about creating shaded spaces that invite a relaxed sense of living. Incorporating a blend of modern design and sturdy tropical architecture, your home becomes a seamless extension of comfort and style, promising a genuine living experience that tells your own unique story.



SHADY OUTDOOR SPACES

Lush, shaded front gardens serve as a bridge between the privacy of your entrance and the surrounding landscaping, encouraging neighbours to connect with each other and the outdoors. Beyond your front door, Somers & Hervey entices you to walk or cycle throughout the neighbourhood, past wetlands and parklands.



CLIMATE ADAPTIVE DESIGN

Climate-adapted home design, such as ensuring your home is positioned to capture cooling breezes and provide an indoor-outdoor flow. Design elements that provide substantial shading for walls and windows include deep roof eaves, along with covered alfresco living spaces that blur the boundary between indoor and outdoor living.

Coupled with energy-efficient materials, our design guidelines can help you live more comfortably in the tropical environment.



Discover easy connections and convenience of the South-West

Somers & Hervey is the ideal place for those seeking a tranquil yet well-connected lifestyle.

Within a quick six-minute drive, you'll find a great range of quality schools, childcare facilities, shops, and dining options. Nearby, the Ross River is your idyllic weekend destination, with opportunities for water-skiing, kayaking, and fishing. When the city calls, it's a convenient 20-minute commute to Townsville city centre.



2 BIRDWING PARK



31 RIVERWAY PLAZA



Legend

PARKS

- 1. Apex Park
- 2. Birdwing Park
- 3. Jeff Caddies Park
- 4. Neil McCarthy Park
- 5. Santal Drive Park
- 6. Glenrock Park Playground
- 7. Jabiru Park Dog Park
- 8. Black Weir Lookout
- 9. The Palmetum

SPORTS & RECREATION

- 10. Townsville Barra Fun Park
- 11. PCYC Upper Ross
- 12. Loam Island Boat Ramp
- 13. Baseball Association Townsville
- 14. Townsville Bowhunters Club
- 15. Tropics Golf Club
- 16. Brothers Leagues Club Townsville
- 17. Wildcatz Indoor Sports Arenas
- 18. Citylibraries Riverway
- 19. Riverway Lagoons
- 20. Riverway Stadium

EDUCATION

- 21. Good Shepherd Catholic School
- 22. Rasmussen State School
- 23. Little Zebra Allambie Lane
- 24. Goodstart Early Learning Kelso
- 25. Vickers Road Community Childcare Centre
- 26. Thuringowa State High School
- 27. Condon Kids Early Learning Centre
- 28. Ryan Catholic College
- 29. James Cook University
- 30. Annandale Christian College

RETAIL & DINING

- 31. Riverway Plaza
- 32. Upper Ross Hotel
- 33. Reading Cinemas
- 34. Cannon Park Entertainment Centre
- 35. Irish Finnegans
- 36. Willows Shopping Centre
- 37. Twin City Hotel (under construction)
- 38. Riverview Tavern

HEALTHCARE

- 39. Upper Ross Medical Centre
- 40. Pinnacle Medical Centre
- 41. Carlyle Medical Centre
- 42. Kirwan GP Clinic
- 43. Olive Medical Centre
- 44. Healthlink Family Medical Centre
- 45. Townsville University Hospital

Where learning and play come naturally

Crafted with families in mind is an abundant choice of parks and playgrounds within six minutes' drive – as well as local neighbourhood parks, playgrounds and a proposed community centre.



Parks & Schools



For the little explorers, Birdwing Park, just around the corner, stands as Townsville's go-to playground, promising endless adventures. And when the sun's too hot to handle, the Riverway Lagoons, with their lap-worthy swimming spots and play-friendly shallow waters, are a short trip away.

In Rasmussen, you're not just finding a home; you're planting roots where your kids can forge friendships that last a lifetime. From daycare and preschools to high school and university, every educational journey finds its place here. Whether it's the warm community feel or the proximity to gems like Good Shepherd Catholic School and Rasmussen State School – both within a six-minute stroll – this is where education meets home, and friendships flourish.





From everyday essentials to family fun days

With the newly revitalised award-winning Riverway Plaza plus medical and dental services just three minutes away you'll have everything you need right around the corner ensuring effortless access to all your necessities.



Retail & Dining



If you're in the mood for a laid-back day of boutique-browsing and casual bites, make your way to Willows Shopping Centre. Just a short six-minute drive north, it has just over 140 shops, including flagship stores and family-friendly eateries.

For a bit more entertainment, Cannon Park Entertainment Precinct is your go-to. Beyond diverse dining options, it's a haven for family fun with cinemas, bowling, karaoke, and even a round of laser tag.





Live in the heart of the Upper Ross, with mountain vistas

Nestled between Mt Stuart and The Pinnacles, Somers & Hervey provides breathtaking mountain views. A short stroll or drive takes you to the tranquil Ross River, effortlessly linking your home to nature's beauty.

Rivers & Ranges



Launch your boat or jet ski from Loam Island Boat ramp to access the top weir of the freshwater section of Ross River. There's abundant parking, as well as shaded green spaces and shelters made for relaxing days. You can join the Riverway Rowing Club, and enjoy canoeing at your own pace. Cycle, walk or run the scenic Booroona Trail, and enjoy the beautiful mountain views. If you're up for a short drive just 8 minutes further to take in the splendour of Ross River Dam, or explore The Lookout from Lake Ross.



The Urbex Difference

With over 20 years' experience in residential and commercial property development across Australia, Urbex has earned a reputation for creating award-winning communities and has also given life to more than 8,000 dream homesites, transformed into ideal living spaces by Australian families who proudly call an Urbex community home.



Urbex has been shaping Townsville's urban landscape since 2008, and Somers & Hervey represents its eighth master-planned community in Townsville.

As a company of the BMD Group, one of Australia's largest privately-owned civil construction, consulting, and urban design organisations, Urbex's highly skilled and experienced team has a unique advantage, with access to a broader pool of expertise. This enhances our ability to coordinate planning, project management, design, construction and landscaping – which ultimately benefits home buyers by reducing costs and improving delivery timeframes to a high quality finish.





Enquire Now

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Adventurous Spirit

Somers & Hervey is named after two free-spirited explorers and early settlers in the region: Philip Somers and Matthew Hervey.

Somers joined Alan Cunningham's botanical expeditions along Australia's east coast, and named Hervey Range in 1861 after his co-owner of Dotswood station. Hervey's name has become synonymous with Townsville's south-west as a result, and by and by acknowledging these pioneering founders of the region, we also recognise the importance of our local flora.

