

KIRKDALE

C H A P E L H I L L

INTRODUCING KIRKDALE RESIDENCES, A COLLECTION OF 33 ELEGANT FAMILY HOMES LOCATED IN THE HEART OF CHAPEL HILL IN BRISBANE'S INNER-WEST.



ARTIST IMPRESSION - INDICATIVE ONLY

LOCATION

Blessed by natural beauty and proximity to the Brisbane CBD, Chapel Hill is widely regarded as a prestigious urban sanctuary located at the base of Mount Coot-tha and its expansive nature trails. Located 7 kilometres west of the city, the area offers many advantages including close proximity to the Western Freeway and Legacy Way Tunnel, connecting commuters to the Inner City Bypass in Kelvin Grove and Brisbane's Domestic and International Airports.

From its privileged position, Chapel Hill State School is less than 300 metres away and established neighbourhood retail precincts are an easy four-minute drive. Outstanding shopping is close to home at Indooroopilly Shopping Centre and Toowong Village.

ARCHITECTURE AS ART

At Kirkdale Residences the best of open plan design, realised with a refined architectural language, intimately connects the living areas with alfresco entertaining zones and private landscaped gardens. Eight different home designs offer a selection of four-bedroom residences, each providing thoughtful open planning and the real freedom of spacious floor plans attuned to modern families.

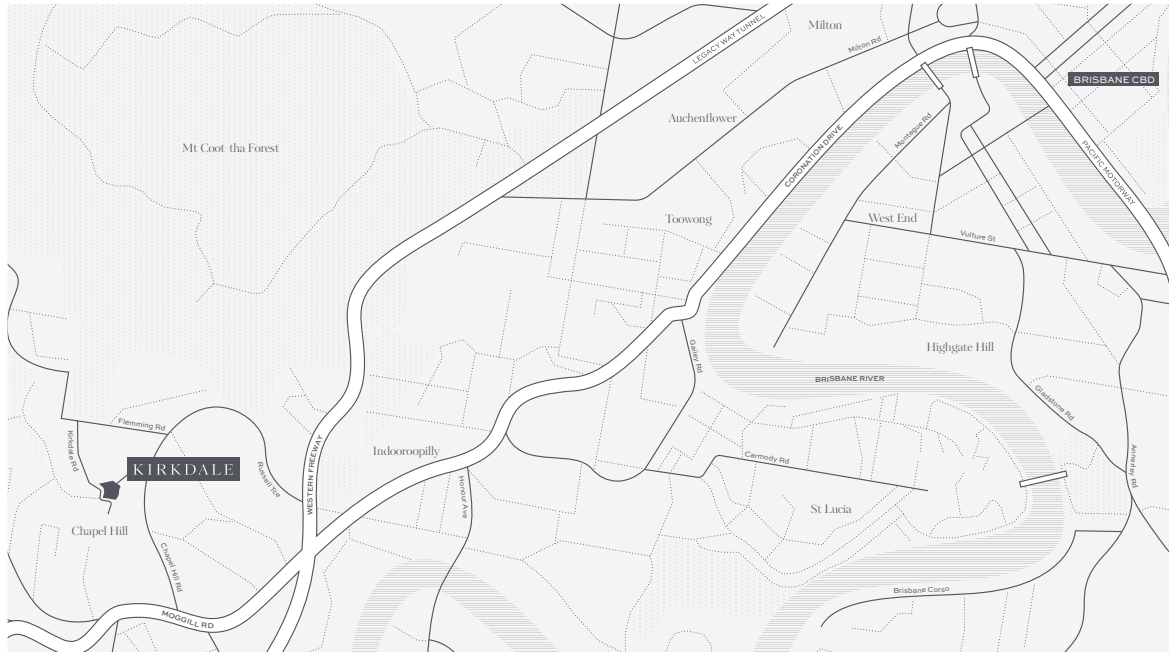
From its unique natural setting, Kirkdale Residences adjoins a large protected conservation corridor and natural brook. Elegant facades embellished by delicate arabesque screens set the tone for the design excellence to be found within. Sophisticated simplicity, select finishes, and understated colours create a contemporary canvas for your own personal style preferences, while space is cleverly maximised by discreet storage solutions.



INTERNAL FINISHES

Homes feature a selection of premium fittings and fixtures, including:

- › Fully ducted air conditioning
- › Marble benchtops
- › Mirror splashback in kitchen
- › Stainless steel appliances including dishwasher, oven and induction cooktop
- › Travertine stone tiling to living areas and bathrooms



PRIMARY & SECONDARY EDUCATION

- › Chapel Hill State School
Ironbark Road, Chapel Hill
- › Kenmore State High School
60 Aberfeldy Street, Kenmore

PRIVATE EDUCATION

- › Holy Family Primary
37 Ward Street, Indooroopilly
- › Brigidine College
53 Ward Street, Mount Coot-Tha
- › Brisbane Independent School
2447 Moggill Road, Pullenvale
- › Brisbane Boys College
Kensington Terrace, Toowong
- › St Ignatius Catholic School
46 Grove Street, Toowong
- › Ambrose Treacy College
Twigg Street, Indooroopilly

TERTIARY EDUCATION

- › University of Queensland (UQ)
Campbell Road, St Lucia
- › TAFE South Bank
66 Ernest Street, South Bank

HEALTHCARE

- › 1 minute to Chapel Hill Family Doctors Medical Centre
- › 10 minutes to Toowong Private Hospital
- › 13 minutes to The Wesley Hospital

LOCAL AMENITIES

- › 1 minute to Chapel Hill Shopping Centre
- › 4 minutes to Kenmore Village Shopping Centre
- › 4 minutes to Kenmore Plaza
- › 5 minutes to The Kenmore
- › 5 minutes Sir Thomas Gaffney Lookout
- › 7 minutes to Indooroopilly Shopping Centre
- › 9 minutes to Indooroopilly Train Station
- › 11 minutes to the Brisbane Botanic Gardens Mt Coot-tha
- › 20 minutes to Brisbane CBD
- › 25 minutes to Brisbane Airport



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TERMS OF PURCHASE

Initial deposit of \$5,000 to secure your home. Balance of 10% of deposit payable within 14 days from date of contract. Settlement is 14 days from registration or 30 days from date of contract. Cash/ Cheque deposits and bank guarantees from approved financial institutions are acceptable forms of deposit.

OUTGOINGS

Body Corporate weekly levies are anticipated to be \$25 per week. Council rates are anticipated to be approximately \$1,600 per annum. Water usage is charged on consumption at the current local government rate.

Sunland Group

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All reasonable care has been taken in the preparation of this Fact Sheet. Please note that the Fact Sheet is subject to change without notice. To the best of our knowledge, no relevant information has been omitted and all information is correct at the time of printing.