

# 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 Brisbane CBD, 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.



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## 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 MOGILL ROAD, PULLENVALE
- › BRISBANE BOYS COLLEGE
- › KENSINGTON TERRACE, TOOWONG
- › ST IGNATIUS CATHOLIC SCHOOL
- › 46 GROVE STREET, TOOWONG
- › STUARTHOLME COLLEGE
- › BIRDWOOD TERRACE, TOOWONG

#### **TERTIARY EDUCATION**

- › UNIVERSITY OF QUEENSLAND (UQ)
- › CAMPBELL ROAD, ST LUCIA
- › TAFE SOUTH BANK
- › 66 ERNEST STREET, SOUTH BANK

#### **HEALTHCARE**

- › 13 MINUTES TO THE WESLEY HOSPITAL
- › 10 MINUTES TO TOOWONG PRIVATE HOSPITAL
- › 1 MINUTE TO CHAPEL HILL FAMILY DOCTORS MEDICAL CENTRE

#### **LOCAL AMENITIES**

- › 4 MINUTES TO KENMORE VILLAGE SHOPPING CENTRE
- › 7 MINUTES TO KENMORE PLAZA
- › 7 MINUTES TO INDOOROOPILLY SHOPPING CENTRE
- › 9 MINUTES TO INDOOROOPILLY TRAIN STATION
- › 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

**1300 791 795 | [SUNLANDGROUP.COM.AU](http://SUNLANDGROUP.COM.AU)**

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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.