

KIRKDALE

C H A P E L H I L L

Sunland Group

Sunland Group

Since the creation of our first home in 1983, Sunland Group has directed every effort towards creating inspiring spaces and vibrant communities.

The Group's unique achievements in creating architecture as art are markers of our ongoing evolution – considered buildings that advance the body of knowledge in our field.

As we continue to grow, we strive to learn how spaces influenced by art, beauty and human values redefine the experience of 'home' and strengthen the bonds that create vibrant community life. Environments that nurture and engage the individual, and connect harmoniously with the community, for the betterment of all.

In the spirit of this enduring philosophy, we present Kirkdale Residences.

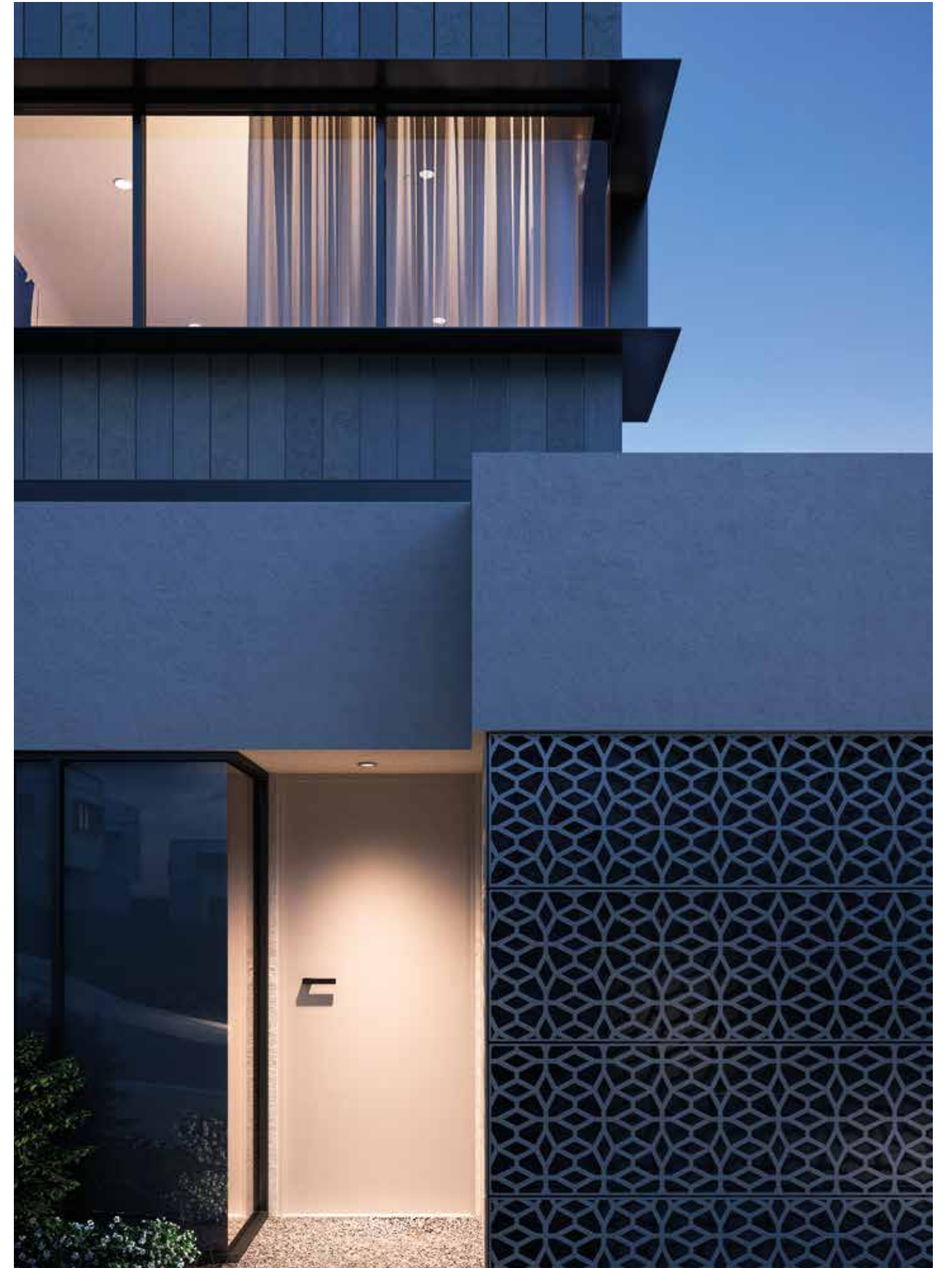


Sahba Abedian - Managing Director

welcome home

Kirkdale Residences presents a collection of 33 elegant family homes in the heart of Chapel Hill in Brisbane's inner-west. Here, refined yet informal landscaping creates an intimate connection with the surrounding forest and provides a soft, living frame for the striking architectural façades.

Sophisticated comfort and design are brought together in these luxurious living environments, generously proportioned and configured for living just as you like it. 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.



ARTIST IMPRESSION, INDICATIVE ONLY.



From its unique natural setting, Kirkdale Residences adjoins a large protected conservation corridor and natural brook which begins in the nearby forests of Mt Coot-tha and meanders throughout Chapel Hill and Kenmore, before joining a tributary of the Brisbane River.

a natural setting



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embracing the outdoors

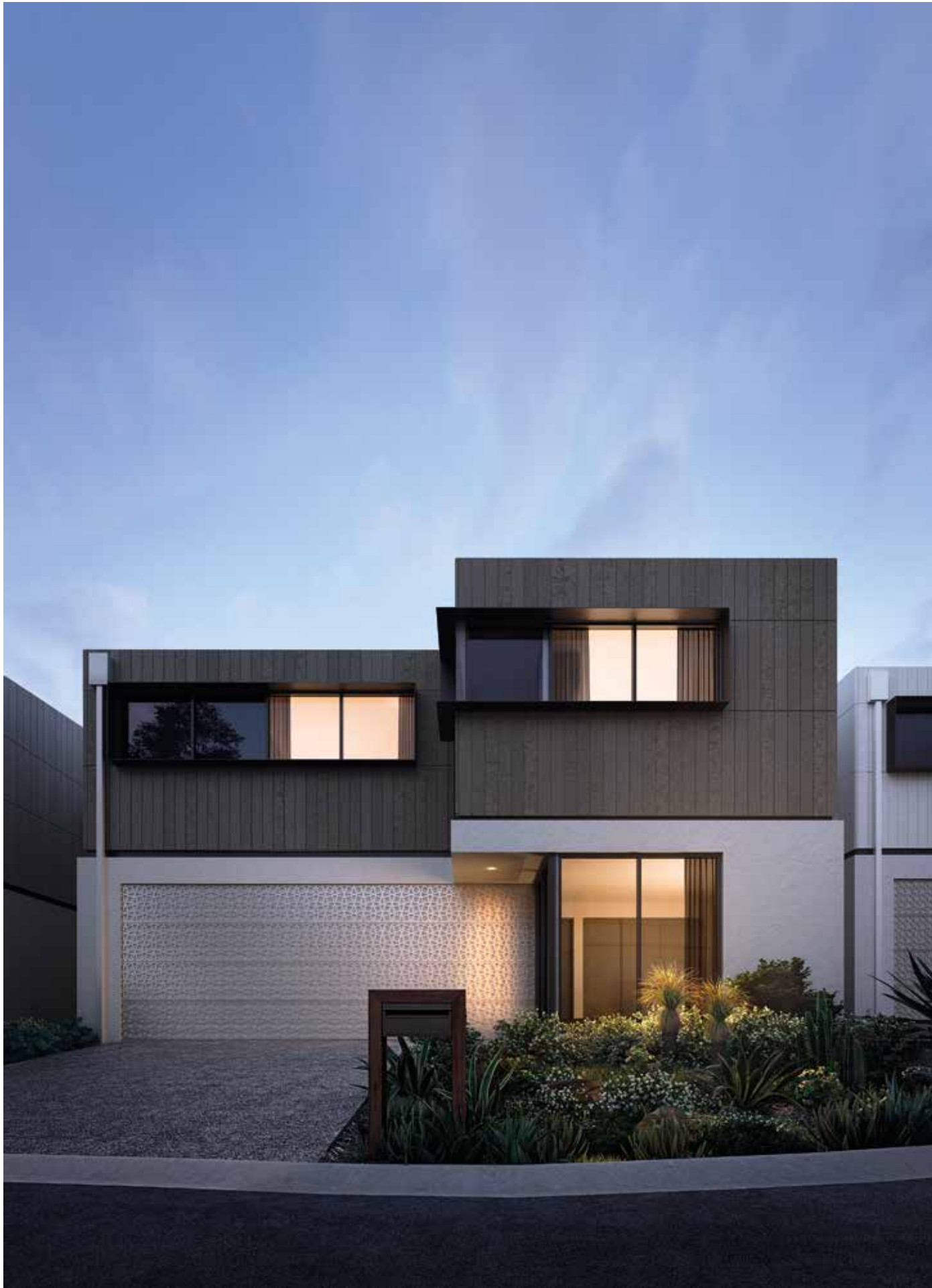
Life here embraces the warmth of neighbourhood connection and the joy of the outdoors – encouraging a sense of sharing, belonging, and caring for the environment.



ARTIST IMPRESSION, INDICATIVE ONLY.



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Elegant facades embellished by delicate arabesque screens set the tone for the design excellence to be found within. Outdoor spaces are impeccably landscaped for privacy and sanctuary.



ARTIST IMPRESSION, INDICATIVE ONLY.

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.

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.



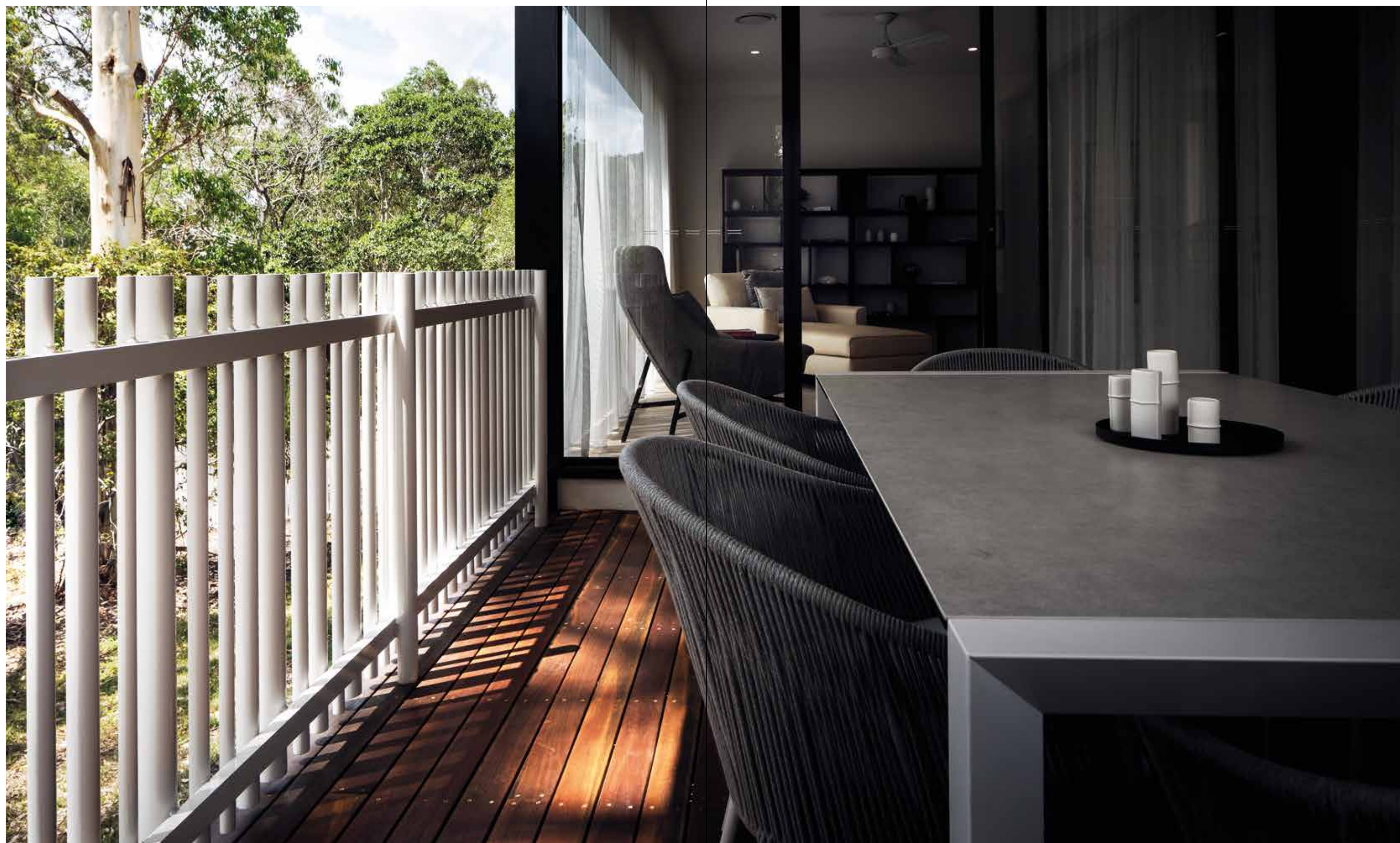
enhanced open plan designs

inspired interiors

Large entertainer's kitchens are both functional and beautiful, artfully combining the natural finishes of travertine stone and New York marble with premium integrated appliances, generous storage, and modern comforts.





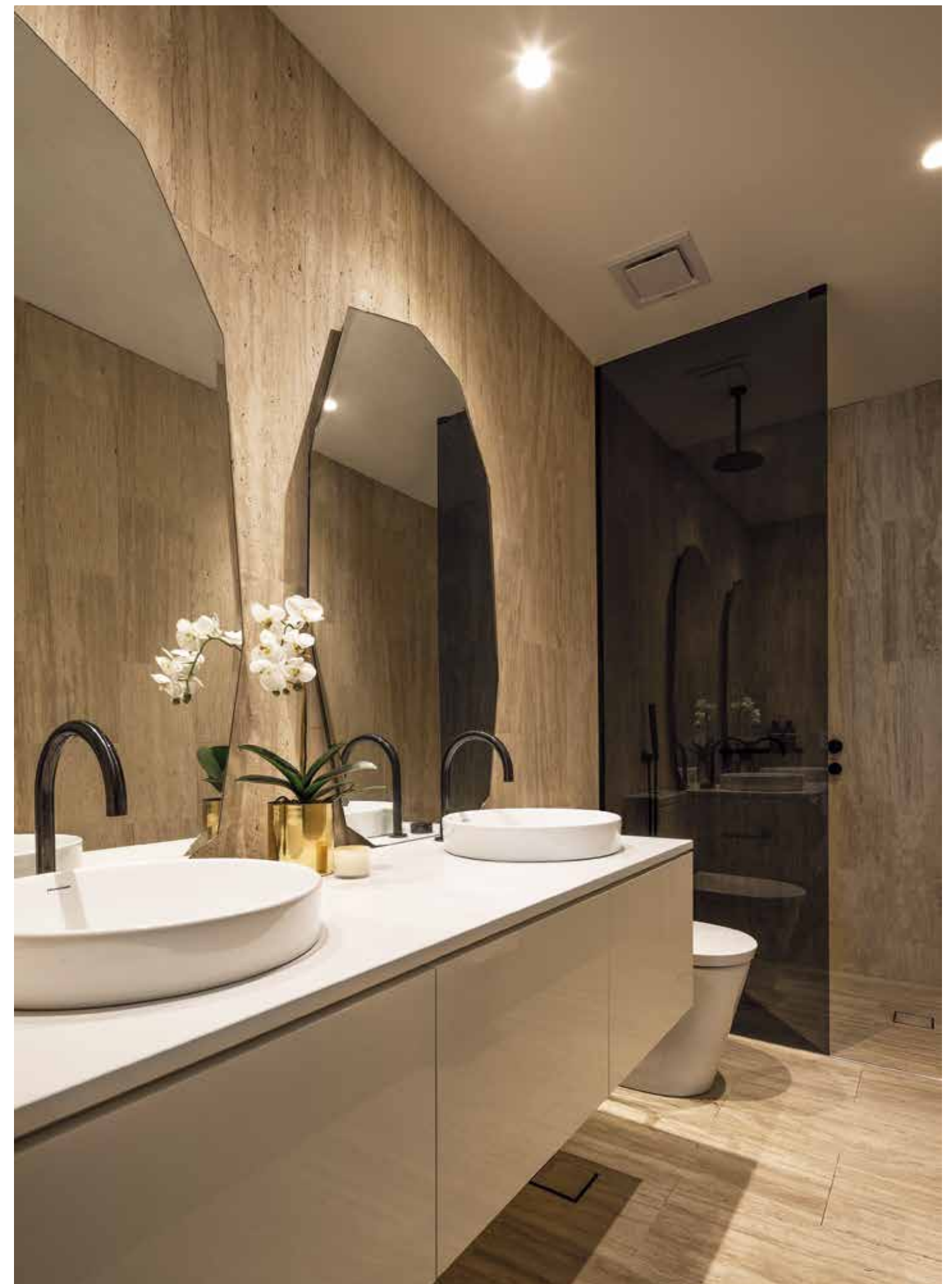


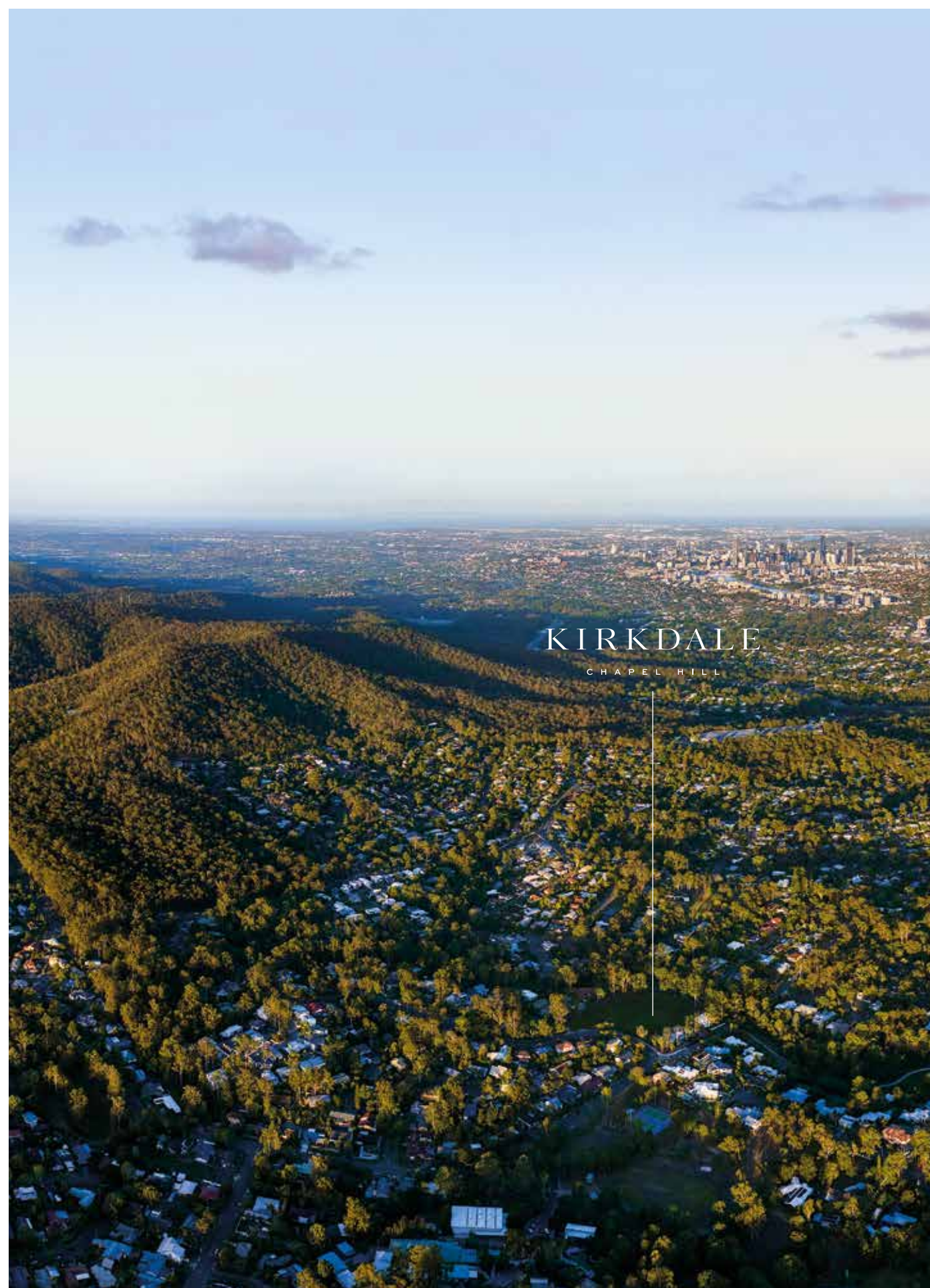
a sense of natural light

Space and light are enhanced by open plan design and generous ceilings.
Large windows and sliding glass doors capture the light and breezes, while
preserving privacy.



Bathrooms are designed as private retreats, featuring custom-made vanities, stylish stone bench tops, and an impeccable selection of premium fittings.





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 seven 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. Perfect spots for family fun are also within easy reach, including local parks and playgrounds, bicycle paths, and the vast nature trails, natural forest and leisure spaces of Mt Coot-tha and the adjoining Brisbane Botanic Gardens.

a lifestyle location



MT COOT-THA

BRISBANE CBD

TOOWONG
VILLAGE

THE UNIVERSITY
OF QUEENSLAND

SIR THOMAS
GAFFNEY LOOKOUT

INDOOROPILLY
SHOPPING CENTRE

INDOOROPILLY
STATE SCHOOL

KIRKDALE

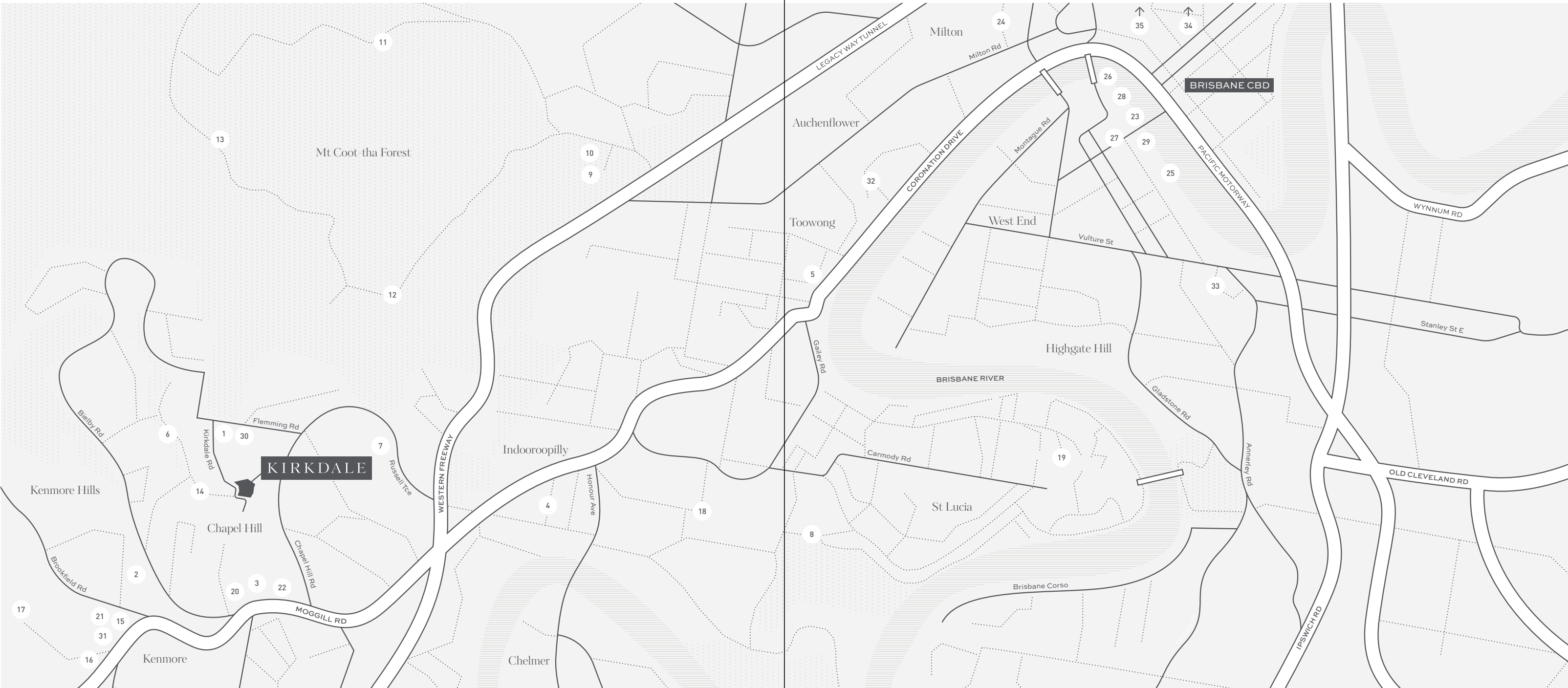
CHAPEL HILL

CHAPEL HILL
SHOPPING CENTRE

CHAPEL HILL MONTESSORI
CHILDREN'S HOUSE

KENMORE
PLAZA

CHAPEL HILL
STATE SCHOOL



SHOPPING PRECINCTS | 1 | [CHAPEL HILL SHOPPING CENTRE](#) – 650m, 8 min walk. | 2 | [KENMORE VILLAGE SHOPPING CENTRE](#) – 2.2km, 4 min drive. | 3 | [KENMORE PLAZA](#) – 2.6km, 4 min drive. | 4 | [INDOOROOPILLY SHOPPING CENTRE](#) – 4km, 7 min drive. | 5 | [TOOWONG VILLAGE](#) – 6.5km, 11 min drive.

PARKS, RECREATION, GOLF COURSES | 6 | [CICADA PARK](#) – 800m, 10 min walk. | 7 | [SIR THOMAS GAFFNEY LOOKOUT](#) – 2.4km, 5 min drive. | 8 | [ST LUCIA GOLF LINKS](#) – 7.1km, 13 min drive. | 9 | [BRISBANE BOTANIC GARDENS MT COOT-THA](#) – 7.7km, 11 min drive. | 10 | [SIR THOMAS BRISBANE PLANETARIUM](#) – 7.7km, 11 min drive. | 11 | [SIMPSON FALLS PICNIC AREA](#) – 10.2km, 17 min drive. | 12 | [MT COOT-THA LOOKOUT](#) – 10.3km, 13 min drive. | 13 | [GOLD MINE PICNIC AREA](#) – 12km, 16 min drive.

EDUCATION | 14 | [CHAPEL HILL STATE SCHOOL](#) – 260m, 3 min walk. | 15 | [KENMORE STATE SCHOOL](#) – 3.1km, 5 min drive. | 16 | [OUR LADY OF THE ROSARY](#) – 3.3km, 6 min drive. | 17 | [KENMORE STATE HIGH SCHOOL](#) – 4.2km, 8 min drive. | 18 | [INDOOROOPILLY STATE HIGH SCHOOL](#) – 5.5km, 10 min drive. | 19 | [UNIVERSITY OF QUEENSLAND](#) – 8.1km, 13 min drive.

CHILD CARE | 20 | [CHAPEL HILL MONTESSORI CHILDREN'S HOUSE](#) – 2.5km, 4 min drive. | 21 | [GOODSTART EARLY LEARNING KENMORE](#) – 3.1km, 6 min drive.

ENTERTAINMENT | 22 | [THE KENMORE](#) – 2.7km, 5 min drive. | 23 | [QUEENSLAND ART GALLERY](#) – 10.4km, 18 min drive. | 24 | [SUNCORP STADIUM](#) – 10.8km, 16 min drive. | 25 | [SOUTH BANK PARKLANDS](#) – 11.4km, 18 min drive. | 26 | [GOMA](#) – 11.5km, 18 min drive. | 27 | [QUEENSLAND MUSEUM AND SCIENCE CENTRE](#) – 11.8km, 19 min drive. | 28 | [BRISBANE CONVENTION AND EXHIBITION CENTRE](#) – 11.8km, 19 min drive. | 29 | [QPAC](#) – 12.1km, 20 min drive.

HEALTH CARE | 30 | [CHAPEL HILL FAMILY DOCTORS](#) – 650m, 8 min walk. | 31 | [KENMORE MEDICAL](#) – 3.1km, 5 min drive. | 32 | [THE WESLEY HOSPITAL](#) – 7.9km, 14 min drive. | 33 | [QUEENSLAND CHILDREN'S HOSPITAL](#) – 13.2km, 25 min drive. | 34 | [ROYAL BRISBANE AND WOMEN'S HOSPITAL](#) – 13.3km, 17 min drive. | 35 | [ST ANDREW'S WAR MEMORIAL HOSPITAL](#) – 14.5km, 18 min drive.

Sunland Group

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