

# THE HILLS

## RESIDENCES

SUNLAND GROUP IS PROUD TO PRESENT THE HILLS RESIDENCES –  
A COLLECTION OF CONTEMPORARY FAMILY TERRACE HOMES, SUPERBLY  
LOCATED IN THE HEART OF EVERTON HILLS.



### LOCATION

This idyllic new parkland community is located 11 kilometres north-west of the Brisbane CBD in Everton Hills, just moments from local schools, playgrounds, and conservation areas. From its central position, major retail centres including Westfield Chermside, Brookside and Arana Hills Plaza are only a short drive away. Excellent hospitals, child care centres and schools are close by, together with local parks, sports fields and nature trails.

Grovely Train Station is an easy four-minute drive, linking to the Brisbane CBD and Brisbane Airport. The local area is serviced by a wide variety of recreation and sporting facilities including Bunyaville Conservation Park, James Drysdale Recreational Park, Pine Hills Park and Keperra Country Golf Club. The area's major employer, Gallipoli Barracks in Enoggera, is only 10 minutes away.

### ARCHITECTURE

The Hills Residences presents a beautiful parkland environment, tucked away from the wider world. More than a third of this vibrant new community is dedicated to open space, with a large central parkland and 3,500sqm of preserved bushland located a short stroll from every home. Gently undulating streetscapes, striking framed façades, and expansive landscaping create a harmonious balance between the homes and their natural surrounds.

Each home presents a contemporary design featuring living, dining and entertaining spaces, three bedrooms, bathroom, master ensuite and powder room. Manicured garden settings frame the views from the kitchen, which feature quality reconstituted stone bench tops, high-gloss cabinetry with ample storage and stainless-steel appliances.



### INTERNAL FINISHES

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

- › SPLIT SYSTEM AIR-CONDITIONING TO MAIN BEDROOM AND LIVING ROOM
- › RECONSTITUTED STONE BENCH TOPS & MIRROR SPLASHBACK IN KITCHEN
- › STAINLESS STEEL APPLIANCES INCLUDING OVEN AND LPG GAS COOKTOP, AND INTEGRATED DISHWASHER
- › SELECT PORCELAIN FLOOR TILES AND QUALITY CARPET
- › LED DOWNLIGHTS THROUGHOUT

### **EDUCATION**

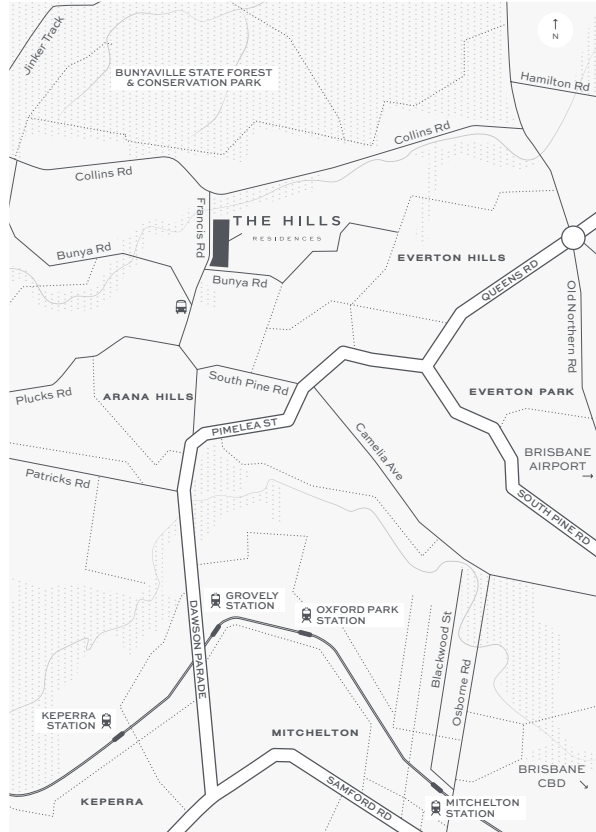
- › PRINCE OF PEACE LUTHERAN COLLEGE SENIOR CAMPUS, EVERTON HILLS
- › NORTHSIDE CHRISTIAN COLLEGE, EVERTON PARK
- › PINE COMMUNITY SCHOOL, ARANA HILLS
- › ST ANDREW'S SCHOOL, FERNY GROVE
- › ST WILLIAM'S GROVELY CATHOLIC PRIMARY SCHOOL, KEPERRA
- › GROVELY STATE SCHOOL, KEPERRA
- › MITCHELTON STATE HIGH SCHOOL, MITCHELTON
- › MITCHELTON SPECIAL SCHOOL, MITCHELTON
- › HILLBROOK ANGLICAN SCHOOL, ENOGGERA
- › TAFE QUEENSLAND, GROVELY
- › QUEENSLAND UNIVERSITY OF TECHNOLOGY, INSTITUTE OF HEALTH AND BIOMEDICAL INNOVATION, MEDICAL ENGINEERING RESEARCH FACILITY, CHERMSIDE

### **HEALTHCARE**

- › FIVE MEDICAL CENTRES LOCATED WITHIN 3KM
- › NORTH WEST PRIVATE HOSPITAL, EVERTON PARK
- › THE PRINCE CHARLES HOSPITAL, CHERMSIDE
- › HOLY SPIRIT NORTHSIDE PRIVATE HOSPITAL, CHERMSIDE

### **LOCAL AMENITIES**

- › 3 MINUTES TO EVERTON SHOPPING VILLAGE, IGA EVERTON HILLS AND EVERTON JUNCTION
- › 4 MINUTES TO GROVELY TRAIN STATION
- › 4 MINUTES TO JAMES DRYSDALE RECREATIONAL PARK
- › 5 MINUTES' WALK TO LOCAL BUS STOP
- › 5 MINUTES TO ARANA HILLS PLAZA
- › 6 MINUTES TO BUNYAVILLE CONSERVATION PARK
- › 6 MINUTES TO BROOKSIDE SHOPPING CENTRE
- › 7 MINUTES TO MCDOWALL VILLAGE SHOPPING CENTRE
- › 7 MINUTES TO KEPERRA COUNTRY GOLF CLUB
- › 8 MINUTES TO EVERTON PLAZA
- › 10 MINUTES TO GALLIPOLI BARRACKS ENOGGERA
- › 14 MINUTES TO WESTFIELD CHERMSIDE
- › 25 MINUTES TO BAYSIDE BEACHES (SANDGATE, SHORNCLIFFE, NUDGE)
- › 25 MINUTES TO BRISBANE AIRPORT
- › 25 MINUTES TO BRISBANE CBD



### **TERMS OF PURCHASE**

Initial deposit of \$5,000 to secure your terrace home. Balance 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 approximately \$54 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

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.