

SHEa  
RESIDENCES

Sunland Group

## REMEMBERING GREG O'SHEA

1964 - 2015

GREG O'SHEA WAS AN INSPIRING AND ACCOMPLISHED AUSTRALIAN LANDSCAPE ARCHITECT AND THE VISIONARY BEHIND THE ENCHANTING LANDSCAPE OF SHEA RESIDENCES. IT WAS ONE OF HIS FINAL WORKS BEFORE HIS SUDDEN PASSING IN 2015.

GREG'S APPROACH TO HIS ART WAS ONE BASED ON UNITY, SPIRITUALITY, SIMPLICITY AND FAMILY. THE LANDSCAPE WAS HIS CANVAS AND THE FLORA HIS PALETTE. HIS WORKS OF ART ARE ENDURING - LIVING, THRIVING ENVIRONMENTS THAT BRING BEAUTY, HARMONY AND JOY TO THOSE WHO EXPERIENCE THEM. HIS LEGACY WILL FOREVER FLOURISH IN THE LANDSCAPES HE SO PASSIONATELY CRAFTED AND IN THE HEARTS OF THOSE WHO HAD THE PRIVILEGE TO KNOW HIM.

WE DEDICATE THIS BEAUTIFUL RESIDENTIAL ENCLAVE IN HIS HONOUR.



For the past 33 years, Sunland Group has created a portfolio of residential communities distinguished by quality, innovation and vibrancy.

## CREATING VIBRANT COMMUNITIES

It's a signature tradition embodied within our developments around Australia – a consistent commitment to enduring design excellence, partnered with human values. At every point on this unfolding continuum, each project has been a source of new inspiration. Each site has evoked an individual response, influencing the way vibrant communities can be defined, shaped and engaged.

Now Sunland Group is proud to present Shea Residences – a stunning collection of 28 luxury residences, superbly located upon a hilltop in the heart of St Lucia.

Welcome to Shea Residences. Welcome home.



**SAHBA ABEDIAN**  
MANAGING DIRECTOR - SUNLAND GROUP

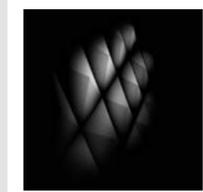
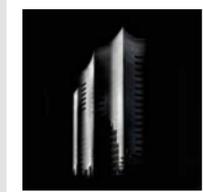
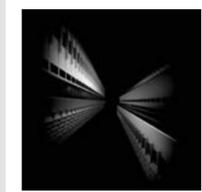
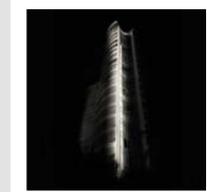
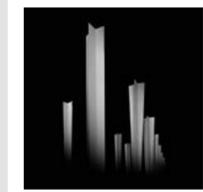
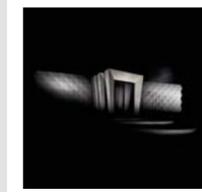


Sunland's reputation for definitive design is unparalleled. Each year, accolades and awards honour the group's contribution to the Australian design landscape – advanced through differentiation, clarity of thought and a commitment to architectural excellence.

## AWARDS OF EXCELLENCE

[2015] **WHYTE** UDIA VIC AWARDS FOR EXCELLENCE – MEDIUM DENSITY DEVELOPMENT | [2015] **MARINA RESIDENCES** HIA QLD HOUSING AWARDS – APARTMENT OF THE YEAR | [2015] **MARINA RESIDENCES** HIA QLD HOUSING AWARDS – APARTMENT COMPLEX OF THE YEAR | [2015] **ABIAN** UDIA (QLD) AWARDS FOR EXCELLENCE, MARKETING EXCELLENCE | [2015] **MARINA RESIDENCES** HIA GOLD COAST/NORTHERN RIVERS HOUSING AWARDS, APARTMENT COMPLEX OF THE YEAR | [2015] **MARINA RESIDENCES** HIA GOLD COAST/NORTHERN RIVERS HOUSING AWARDS, APARTMENT OF THE YEAR | [2015] **PENINSULA RESIDENCES** GOLD COAST MASTER BUILDERS HOUSING & CONSTRUCTION AWARDS, LOW-RISE MULTI-RESIDENTIAL HOUSING (BELOW 3 STOREY) | [2015] **MARINA RESIDENCES** GOLD COAST MASTER BUILDERS HOUSING & CONSTRUCTION AWARDS, RESIDENTIAL BUILDING (HIGH-RISE OVER 3 STOREY) OVER \$20 MILLION | [2015] **MARINA RESIDENCES** GOLD COAST/NORTHERN RIVERS REGIONAL ARCHITECTURE AWARDS – REGIONAL COMMENDATION | [2014] **CHANCELLOR RESIDENCES** UDIA (VIC) AWARDS FOR EXCELLENCE – MEDIUM DENSITY DEVELOPMENT | [2014] **CHANCELLOR RESIDENCES** UDIA (VIC) AWARDS FOR EXCELLENCE – LANDSCAPE AWARD | [2014] **PENINSULA RESIDENCES** HIA GOLD COAST/NORTHERN RIVERS HOUSING AWARDS – TOWNHOUSE/VILLA DEVELOPMENT | [2014] **CONCOURSE VILLAS** MASTER BUILDERS ASSOCIATION GOLD COAST HOUSING & CONSTRUCTION AWARDS – LOW-RISE MULTI-RESIDENTIAL HOUSING (DUPLEXES) | [2013] **GARDENE** (STAGES 2-4) MASTER BUILDERS GOLD COAST HOUSING AND CONSTRUCTION AWARDS – LOW-RISE MULTI-RESIDENTIAL HOUSING (TOWNHOUSES) | [2012] **CONCOURSE** (TYPE D3) MASTER BUILDERS GOLD COAST HOUSING AND CONSTRUCTION AWARDS – DISPLAY HOME \$376,000 - \$475,000 | [2012] **GARDENE** (STAGE 1) MASTER BUILDERS GOLD COAST HOUSING AND CONSTRUCTION AWARDS – LOW-RISE MULTI-RESIDENTIAL HOUSING (TOWNHOUSES) | [2012] **MEDINAH** MASTER BUILDERS GOLD COAST HOUSING AND CONSTRUCTION AWARDS – LOW-RISE MULTI-RESIDENTIAL HOUSING (DUPLEXES) | [2011] **THE ADDRESS** MASTER BUILDERS GOLD COAST HOUSING AND CONSTRUCTION AWARDS – LOW-RISE MULTI-RESIDENTIAL HOUSING (DUPLEXES) | [2011] **PALAZZO VERSACE** CONDE NAST TRAVELLER (USA) READER'S CHOICE AWARDS – RANKED 7TH BEST RESORT, OCEANIA REGION | [2011] **PALAZZO VERSACE** CONDE NAST TRAVELLER (USA) READER'S CHOICE AWARDS – RANKED 2ND BEST RESORT, AUSTRALIA | [2010] **THE PARC** (STAGE 3B) MASTER BUILDERS ASSOCIATION QUEENSLAND – HOUSING AND CONSTRUCTION AWARDS – LOW-RISE MULTI-RESIDENTIAL HOUSING (DUPLEXES & TOWNHOMES) UP TO \$4 MILLION | [2010] **THE ADDRESS** HIA CSR GOLD COAST / NORTHERN RIVERS HOUSING AWARDS, BATHROOM PROJECT OF THE YEAR | [2010] **THE ADDRESS** MASTER BUILDERS ASSOCIATION QUEENSLAND – HOUSING AND CONSTRUCTION AWARDS – DISPLAY HOME \$251,000 - \$400,000 | [2009] **PALAZZO VERSACE** HOTELCLUB BEST HOTEL QUEENSLAND STATE | [2009] **BALENCEA** AUSTRALIAN INSTITUTE OF ARCHITECTS FREDERICK ROMBERG AWARD FOR RESIDENTIAL ARCHITECTURE MULTIPLE HOUSING | [2009] **BALENCEA** VICTORIAN ARCHITECTURE AWARDS MULTIPLE HOUSING | [2009] **BALENCEA** AUSTRALIAN INSTITUTE OF ARCHITECTS FREDERICK ROMBERG AWARD FOR RESIDENTIAL ARCHITECTURE – MULTIPLE HOUSING. WOOD MARSH ARCHITECTURE IN ASSOCIATION WITH SUNLAND DESIGN | [2009] **THE PARC** MASTER BUILDERS HOUSING

AND CONSTRUCTION AWARDS 2009 LOW-RISE MULTI-RESIDENTIAL HOUSING (DUPLEXES AND TOWNHOUSES) PROJECT OVER \$4 MILLION | [2009] **LOUISA ROAD** HIA CSR AUSTRALIAN HOUSING AWARDS APARTMENT PROJECT OF THE YEAR | [2008] **LOUISA ROAD** HIA CSR NSW HOUSING AWARDS, APARTMENT PROJECT OF THE YEAR | [2008] **NORTHBRIDGE** RESIDENCES RAIA QUEENSLAND ARCHITECTURE AWARDS, REGIONAL COMMENDATION | [2008] **CIRCLE ON CAVILL** RAIA QUEENSLAND ARCHITECTURE AWARDS, REGIONAL COMMENDATION | [2008] **PALAZZO VERSACE** AUSTRALIAN GOURMET TRAVELLER AWARDS, BEST LUXURY HOTEL | [2008] **PALAZZO VERSACE** HOTELCLUB AWARDS – VOTED ONE OF TOP THREE HOTELS IN AUSTRALIA, NEW ZEALAND AND PACIFIC ISLANDS | [2008] **PALAZZO VERSACE** HOTELCLUB AWARDS, JOURNALISTS' CHOICE | [2008] **PALAZZO VERSACE** LUXURY TRAVEL GOLD LIST AWARDS, AUSTRALIA'S BEST HOTEL | [2008] **GREENVUE** MASTER BUILDERS ASSOCIATION QUEENSLAND, LOW-RISE MULTI-RESIDENTIAL HOUSING, TOTAL PROJECT OVER \$2.5 MILLION | [2007] **YVE** RAIA NATIONAL AWARD, RESIDENTIAL ARCHITECTURE, MULTIPLE HOUSING | [2007] **NORTHBRIDGE** RESIDENCES MASTER BUILDERS ASSOCIATION QLD, LOW-RISE MULTI-RESIDENTIAL HOUSING, TOTAL PROJECT OVER \$2.0 MILLION | [2007] **CIRCLE ON CAVILL** GOLD COAST URBAN DESIGN, BEST BUILT FORM | [2007] **CIRCLE ON CAVILL** GOLD COAST URBAN DESIGN AWARDS, SUE ROBBINS AWARD FOR EXCELLENCE | [2007] **CIRCLE ON CAVILL** UDIA QUEENSLAND AWARDS, URBAN RENEWAL PROJECT | [2006] **NEWSTEAD TERRACES** QUEENSLAND ARCHITECTURAL AWARDS, REGIONAL COMMENDATION | [2006] **PALAZZO VERSACE** THE AUSTRALIAN TRAVEL AND TOURISM AWARDS, ADMITTED INTO 'WINNERS CIRCLE' HAVING WON BEST LUXURY HOTEL FOR LAST 2 YEARS | [2006] **PALAZZO VERSACE** HM AWARDS FOR HOTEL AND ACCOMMODATION EXCELLENCE, 5-STAR ACCOMMODATION | [2006] **CAMMERAY RESIDENCES** HIA NSW, APARTMENT PROJECT OF THE YEAR UNDER 10 STOREYS | [2006] **Q1** RAIA QUEENSLAND ARCHITECTURE AWARDS, HIGH COMMENDATION | [2006] **Q1** RAIA GOLD COAST REGIONAL ARCHITECTURE AWARDS, BUILDING OF THE YEAR | [2006] **YVE** RAIA VICTORIAN ARCHITECTURE AWARDS, HAROLD DESBROWE-ANNEAR AWARD | [2006] **YVE** RAIA VICTORIAN ARCHITECTURE AWARDS, VICTORIAN ARCHITECTURE MEDAL | [2005] **PALAZZO VERSACE** AUSTRALIAN TOURISM AWARDS, LUXURY ACCOMMODATION | [2004] **PALAZZO VERSACE** AUSTRALIAN TOURISM AND TRAVEL AWARDS, LUXURY ACCOMMODATION | [2004] **PALAZZO VERSACE** QUEENSLAND TOURISM AWARDS, LUXURY ACCOMMODATION | [2003] **PALAZZO VERSACE** AUSTRALIAN TOURISM AND TRAVEL AWARDS, LUXURY ACCOMMODATION FINALIST | [2003] **PALAZZO VERSACE** QUEENSLAND TOURISM AWARDS, LUXURY ACCOMMODATION | [2003] **ARIA** RAIA GOLD COAST REGIONAL ARCHITECTURE AWARDS, BUILDING OF THE YEAR | [2002] **PALAZZO VERSACE** LA CHAINE DES ROTISSEURS, AWARD FOR EXCELLENCE TO VANITAS | [2002] **PALAZZO VERSACE** QUEENSLAND TOURISM AWARDS, LUXURY ACCOMMODATION FINALIST | [2000] **PALAZZO VERSACE** UDIA, EXCELLENCE IN MARKETING | [1997] **CARMEL BY THE SEA** UDIA, EXCELLENCE IN HIGH-RISE | [1996] **SUNCITY** UDIA, EXCELLENCE IN HIGH-RISE.



[1983] 27 CABANA BOULEVARD  
[1987] SANCTUARY COVE  
[1988] MALIBU

[1996] CARMEL BY THE SEA  
[2000] PALAZZO VERSACE  
[2002] ARIA

[2004] LUMIERE  
[2004] ARBOUR IN THE PARK  
[2005] Q1 RIBBON

[2005] Q1  
[2005] NEWSTEAD TERRACES  
[2006] CAMMERAY RESIDENCES

[2006] YVE  
[2007] PALAZZO VERSACE  
[2007] CIRCLE ON CAVILL

[2007] PROVINCE  
[2008] LOUISA RD RESIDENCES  
[2008] BALENCEA

[2008] CHANCELLOR  
[2009] BLUESTONE  
[2010] THE BOULEVARD

[2011] THE CONCOURSE ENTRY  
[2011] THE CONCOURSE  
[2011] THE CONCOURSE DISPLAY

[2011] THE CONCOURSE DISPLAY  
[2012] CHANCELLOR RESIDENCES  
[2013] MARINA RESIDENCES

[2013] MARINA RESIDENCES  
[2013] PENINSULA RESIDENCES  
[2013] WHYTE RESIDENCES

[2014] CONCOURSE VILLAS  
[2014] THE GARDENS  
[2014] THE GARDENS DISPLAY

[2014] CARRÉ RESIDENCES  
[2014] DAHLIA RESIDENCES  
[2014] ABIAN

[2015] THE TERRACES  
[2015] MAGNOLI RESIDENCES  
[2015] PARKWAY

[2016] THE HEIGHTS RESIDENCES  
[2016] THE LAKES RESIDENCES  
[2016] SHEA RESIDENCES



THE UNIVERSITY OF QUEENSLAND ST LUCIA CAMPUS SPANS 114 HECTARES OF THE RIVERSIDE SUBURB.



The peninsula suburb of St Lucia is as prestigious as it is beautiful, bounded on three sides by the meandering curves of the Brisbane River.

#### ST LUCIA, BRISBANE

One of Brisbane's oldest and most affluent suburbs, it is also home to the hallowed sandstone halls of the University of Queensland St Lucia Campus. From its privileged position, the culture and commerce of the Brisbane CBD are only minutes away, beautifully contrasted by the charming village precincts that interlace St Lucia's established streetscapes.

Outstanding shopping is close to home at Indooroopilly Shopping Centre and Toowong Village, and the high fashion and dining precincts of the Brisbane CBD. An extensive selection of childcare centres and schools are located close by, together with picturesque parks and playgrounds, riverside walking and bicycle paths, and the vast nature trails, natural forest and leisure spaces of Mt Coot-tha and the adjoining Brisbane Botanic Gardens.

SHEA RESIDENCES IS LOCATED IN THE HEART OF ST LUCIA, 6 KILOMETRES FROM THE BRISBANE CBD.

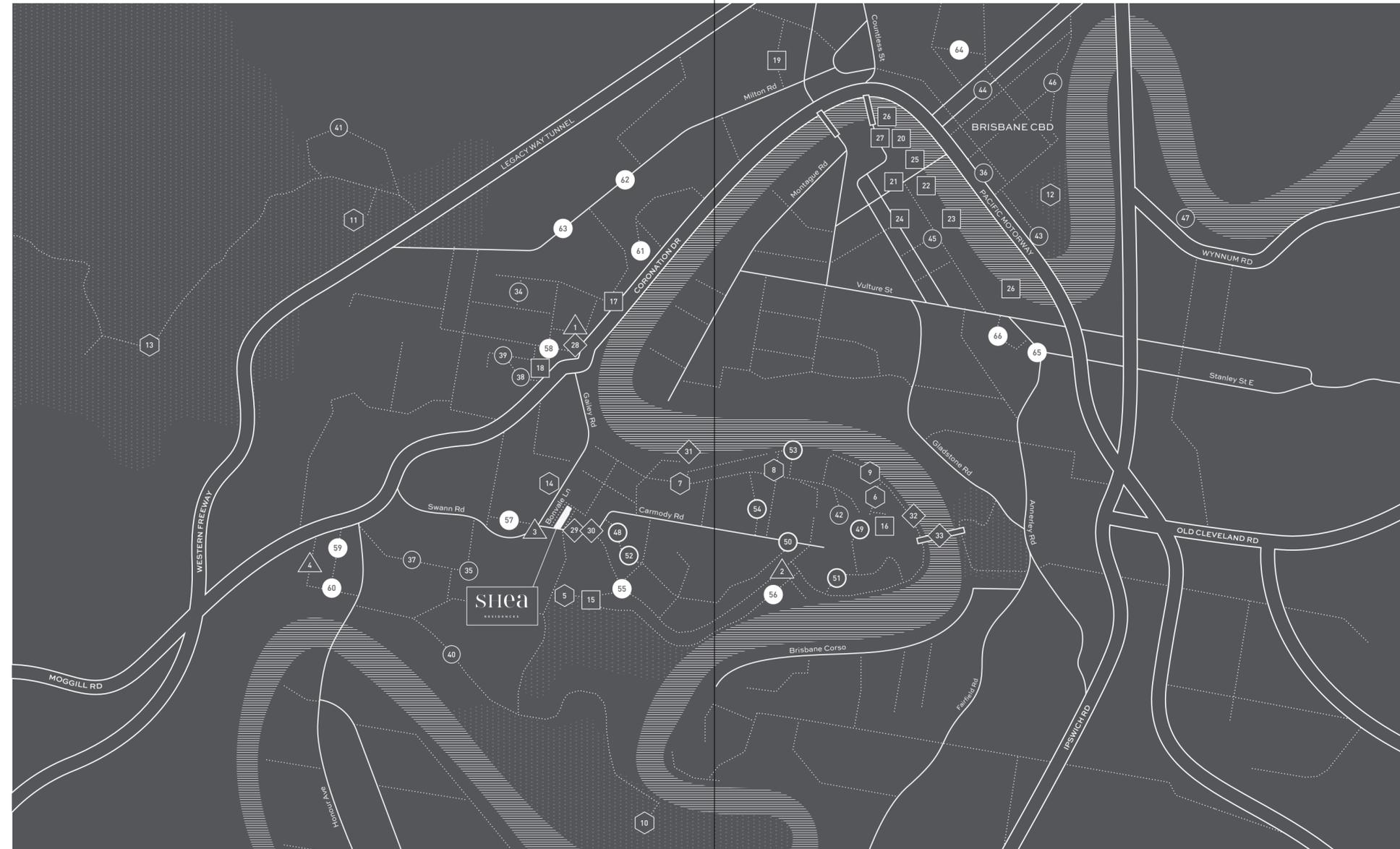
▲ **SHOPPING PRECINCTS** | 1 | **TOOWONG VILLAGE** – 1.7km, 20 min walk, 4 min drive. Toowong Village offers 86 specialist stores, supermarkets and a retail and dining precinct centrally in the commercial heart of Toowong. | 2 | **ST LUCIA VILLAGE** – 2km, 3 min drive. | 3 | **GAILEY ROAD FIVEWAYS** – 170m, 2 min walk. | 4 | **INDOOROOPILLY SHOPPING CENTRE** – 3.5km, 6 min drive. Indooroopilly Shopping Centre is the largest shopping centre in Brisbane's western suburbs, offering more than 360 specialty retail and fashion stores, major department stores and supermarkets.

○ **PARKS, RECREATION, GOLF COURSES** | 5 | **ST LUCIA GOLF LINKS** – 700m, 10 min walk, 1 min drive. | 6 | **MUNRO SOCCER FIELDS** – 1.6km, 20 min walk, 3 min drive. | 7 | **GUYATT PARK** – 2km, 17 min walk, 4 min drive. Riverside BBQ and picnic area with playground by the ferry terminal. | 8 | **ST LUCIA BOWLING CLUB** – 2km, 4 min drive. | 9 | **UQ SPORT** – 2km, 3 min drive. Aquatic Centre, Athletics Centre, Basketball Court, Beach Volleyball Court, Fitness Centre, Netball Courts, Playing Fields, Tennis Centre. | 10 | **INDOOROOPILLY GOLF CLUB** – 3.6km, 6 min drive. | 11 | **BRISBANE BOTANIC GARDENS, TOOWONG** – 4.3km, 7 min drive. | 12 | **BRISBANE CITY BOTANIC GARDENS, ALICE STREET** – 6.5km, 10 min drive. | 13 | **MT COO-THA LOOKOUT** – 7km, 10 min drive. | 14 | **JACK COOK PARK MEMORIAL** 650m, 8 min walk, 2 min drive.

□ **ENTERTAINMENT** | 15 | **HILLSTONE ST LUCIA** – 700m, 10 min walk, 1 min drive. | 16 | **THE SCHONELL THEATRE COMPLEX** – 2km, 3 min drive. | 17 | **THE REGATTA HOTEL** – 2.2km, 4 min drive. | 18 | **ROYAL EXCHANGE HOTEL** – 2km, 4 min drive. | 19 | **SUNCORP STADIUM** – 4.5km, 8 min drive. | 20 | **STATE LIBRARY OF QUEENSLAND** – 5.5km, 11 min drive. | 21 | **QUEENSLAND MUSEUM AND SCIENCE CENTRE** – 6.6km, 12 min drive. | 22 | **QPAC** – 6km, 12 min drive. | 23 | **SOUTH BANK PARKLANDS** – 6.3km, 13 min drive. | 24 | **BRISBANE CONVENTION AND EXHIBITION CENTRE** – 6km, 12 min drive. | 25 | **QLD ART GALLERY** – 5.5km, 12 min drive. | 26 | **QLD MARITIME MUSEUM** – 7.1km, 18 min drive. | 27 | **GOMA** – 5.3km, 12 min drive.

◇ **TRANSPORT** | 28 | **TOOWONG TRAIN STATION** – 1.6km, 20 min walk, 4 min drive. Only 10 minutes to the CBD by train, the Toowong Train station forms part of the Toowong Village building and multi-level car park. The station provides direct access to the amenities within Toowong, while being three stops from Roma Street, the starting point for the city train, Airtrain and regional network\*. | 29 | **GAILEY ROAD AT GAILEY FIVEWAYS BUS STOP** – 170m, 2 min walk. | 30 | **SWANN ROAD AT HUTTON LANE BUS STOPS** – 220m, 3 min walk. | 31 | **GUYATT PARK CITYCAT TERMINAL** – 2km, 3 min drive. | 32 | **UNIVERSITY OF QUEENSLAND CITYCAT TERMINAL** – 3.5km, 7 min drive. | 33 | **ELEANOR SCHONELL BRIDGE (GREEN BRIDGE)** – 3.7km, 7 min drive.

\*Source: Urbis Toowong Market Outlook.



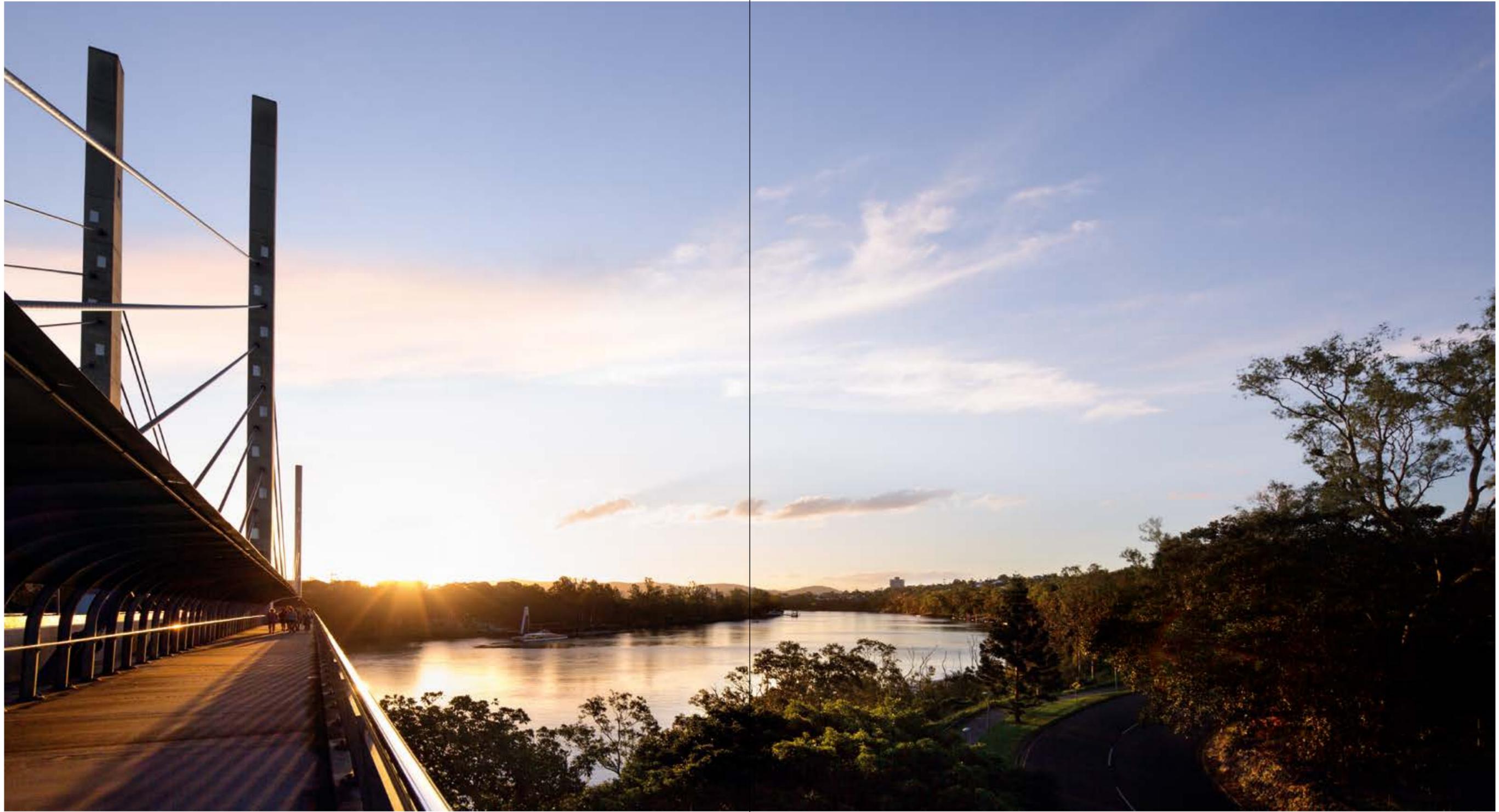
○ **EDUCATION** | 34 | **TOOWONG STATE SCHOOL** – 2.6km, 5 min drive. | 35 | **INDOOROOPILLY STATE HIGH SCHOOL** – 750m, 9 min walk, 2 min drive. | 36 | **THE QUEENSLAND ACADEMIES – SCIENCE MATHEMATICS AND TECHNOLOGY CAMPUS** – 2.7km, 5 min drive. | 37 | **HOLY FAMILY PRIMARY SCHOOL** – 1.4km, 3 min drive. | 38 | **BRISBANE BOYS COLLEGE** – 1.8km, 4 min drive. | 39 | **ST IGNATIUS CATHOLIC SCHOOL** – 2.1km, 4 min drive. | 40 | **ST PETERS LUTHERAN COLLEGE** – 2.2km, 3 min drive. | 41 | **STUARTHOLME COLLEGE** – 5km, 9 min drive. | 42 | **UNIVERSITY OF QUEENSLAND** – 2km, 3 min drive. The University of Queensland is set on a magnificent 114-hectare site bounded on all sides by the Brisbane River. The campus has expansive landscaped grounds, three lakes, an aquatic centre, tennis courts, eight athletics ovals with a 600-seat grandstand, and facilities for elite rowing. The campus employs more than 6,000 academic staff, research assistants and administrative staff. | 43 | **QUEENSLAND UNIVERSITY OF TECHNOLOGY** – 7km, 11 min drive. | 44 | **CENTRAL QUEENSLAND UNIVERSITY** – 6km, 9 min drive. | 45 | **TAFE SOUTH BANK** – 6km, 9 min drive. | 46 | **JAMES COOK UNIVERSITY QUEENSLAND** – 6.5km, 10 min drive. | 47 | **SHAFSTON INTERNATIONAL COLLEGE** – 9.5km, 14 min drive.

○ **CHILDCARE** | 48 | **C&K ST LUCIA KINDERGARTEN** – 700m, 9 min walk, 2 min drive. | 49 | **PLAYHOUSE PARENT AND CHILD CARE CENTRE** – 3.1km, 6 min drive. | 50 | **THE MUNRO CENTRE** – 2.3km, 3 min drive. | 51 | **CAMPUS KINDERGARTEN** – 2.1km, 5 min drive. | 52 | **IRONSIDE COMMUNITY AFTER SCHOOL CARE** – 800m, 10 min walk, 2 min drive. | 53 | **ST THOMAS'S RIVERVIEW KINDERGARTEN** – 2.4km, 4 min drive. | 54 | **MARGARET CRIBB CHILDCARE CENTRE** – 1.9km, 3 min drive.

● **HEALTHCARE** | 55 | **ST LUCIA MEDICAL** – 800m, 1 min drive, 10 min drive. | 56 | **ST LUCIA VILLAGE MEDICAL CENTRE** – 2km, 3 min drive. | 57 | **FIVEWAYS SURGERY (GP)** – 180m, 3 min walk, 1 min drive. | 58 | **TOOWONG MEDICAL CENTRE** – 2km, 4 min drive. | 59 | **INDOOROOPILLY FAMILY PRACTICE** – 2.5km, 5 min drive. | 60 | **INDOOROOPILLY DAY AND NIGHT MEDICAL CENTRE** – 3.5km, 7 min drive. | 61 | **THE WESLEY HOSPITAL** – 3km, 5 min drive. The Wesley Hospital provides 524 beds and employs more than 2,000 staff, making it one of the largest private hospitals in Queensland\*. | 62 | **RIVERCITY PRIVATE HOSPITAL** – 3.5km, 7 min drive. | 63 | **TOOWONG PRIVATE HOSPITAL** – 3.2km, 5 min drive. | 64 | **BRISBANE PRIVATE HOSPITAL** – 6.6km, 10 min drive. | 65 | **MATER MOTHERS' HOSPITAL** – 7km, 12 min drive. | 66 | **LADY CILENTO CHILDREN'S HOSPITAL** – 6.7km, 12 min drive.

\*Source: Urbis Toowong Market Outlook.





BOUNDED ON THREE SIDES BY THE BRISBANE RIVER, ST LUCIA ENJOYS DIRECT ACCESS TO THE ELEANOR SCHONELL BRIDGE, CITYCAT SERVICES AND RIVERSIDE WALKWAYS AND BICYCLE NETWORKS.



From its rare vantage point, Shea Residences presents a vibrant interpretation of the timeless elegance and affluence for which St Lucia is renowned.

#### INTRODUCING A NEW AGE OF ELEGANCE

It is a narrative told within the magnificent sandstone pavilion and grand fence lines that embrace this collection of serene hilltop retreats, expressed anew through exquisite architecture. Intimate garden settings frame the sweeping views to the Brisbane CBD, Brisbane River and Mt Coot-tha – a living masterpiece where art, architecture and nature skilfully converge to create a singularly unique lifestyle.

**SHEA**  
RESIDENCES

ARTISTS IMPRESSION - INDICATIVE ONLY.

The classical yet contemporary forms of Shea Residences provide balance and contrast to their unique landscape – considered elegance, imbued with ‘new century’ luxury, functionality and sustainability.

#### ARCHITECTURE AS ART

The harmonious blend of architecture and landscape design at Shea Residences creates a compelling visual and physical journey, from the expansive landscaping featured throughout the sculptural central spine, to the warmth and space of the luxurious contemporary interiors.

Refined comfort is the hallmark of these luxurious living environments, generous in proportion and exquisite in style. Striking timber stairs connect the two levels of generous open plan living, framed by the elegant, linear designs of the living and dining areas. Space and light are enhanced by open plan design and generous ceilings. Textured glass windows capture the light and breezes, while preserving privacy. In a selection of residences, private enclosed retreats offer added sanctuary from the main bedroom – a unique architectural feature perfected by stunning views of the surrounding landscape.

The unique basement car park design features secure garages, additional storage and private lift access.



ARTISTS IMPRESSION – INDICATIVE ONLY.

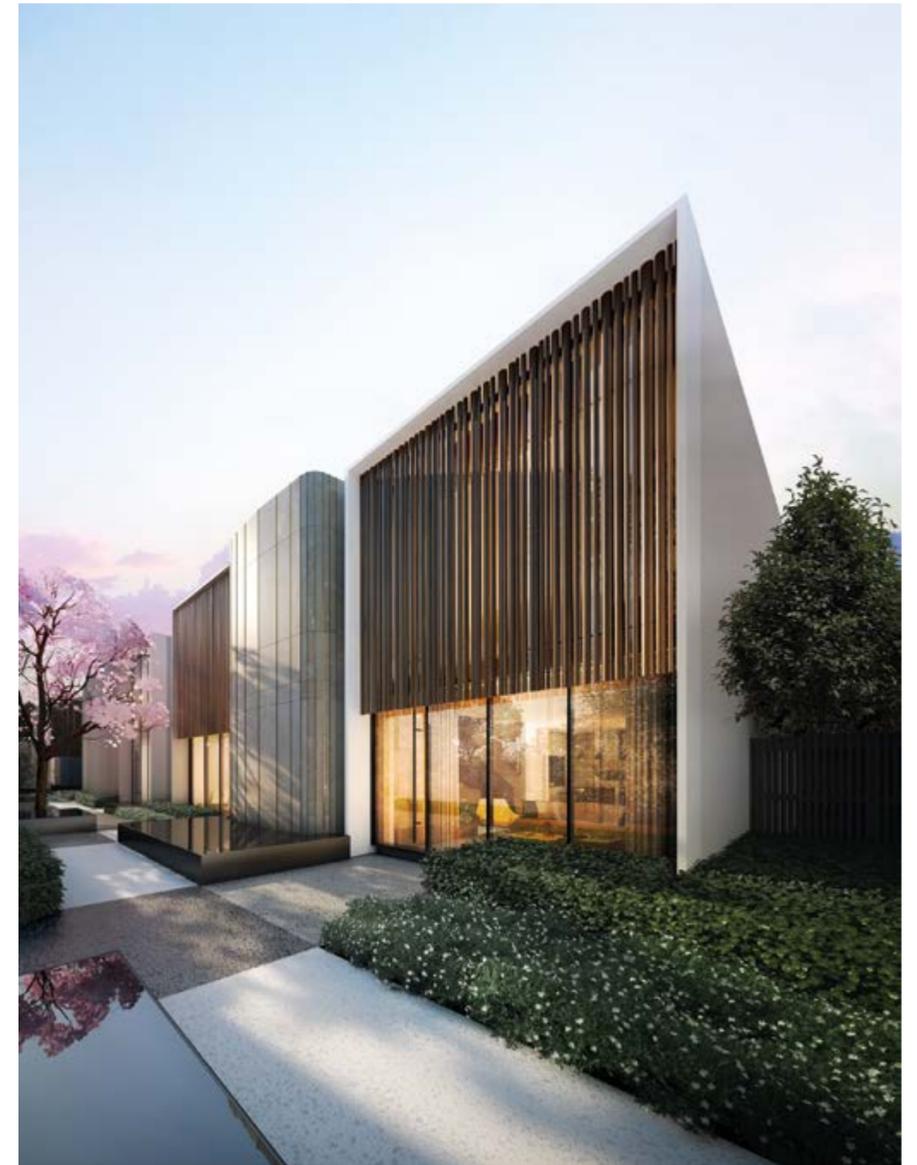


THE RESIDENT AMENITIES AREA AND A SELECTION OF HOMES AT SHEA RESIDENCES  
ENJOY UNINTERRUPTED VIEWS OF MT COOT-THA AND THE TAYLOR RANGE.

Exquisite architectural façades of travertine and copper are counterpoised by the elegant luminance of flute and curtain inspired entrances.



ARTISTS IMPRESSION – INDICATIVE ONLY.



ARTISTS IMPRESSION – INDICATIVE ONLY.



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ARTISTS IMPRESSION – INDICATIVE ONLY.

PRIVATE GARDENS AND REFLECTION  
POOLS SOFTLY INTERLACE THE PAIRED  
RESIDENCES ALONG THE SCULPTURAL  
CENTRAL SPINE, ENHANCING THEIR  
BEAUTY AND PRIVACY.



ARCHITECTURE IS  
INHABITED SCULPTURE

CONSTANTIN BRANCUSI

ARTISTS IMPRESSION – INDICATIVE ONLY.



A SELECTION OF HOMES AT SHEA RESIDENCES FEATURE OUTSTANDING VIEWS OF THE BRISBANE CBD AND GLIMPSES OF THE BRISBANE RIVER AS IT WEAVES THROUGH THE CITY.



ARTISTS IMPRESSION – INDICATIVE ONLY.

## EXTERNAL FINISHES

**WALLS** | HEBEL CLADDING WITH EXTERIOR GRADE APPLIED TEXTURED PAINT FINISH | LIGHTWEIGHT CLADDING AND FORMED ARCHITECTURAL MOULDINGS WITH EXTERIOR GRADE PAINT FINISH

**WINDOWS** | POWDERCOAT FINISHED ALUMINIUM FRAMED WINDOWS AND SLIDING DOORS | FLYSCREENS

**ROOF** | METAL DECK ROOFING | FASCIA, GUTTERS AND DOWNPIPES ALL IN MATCHING ADJACENT WALL COLOUR

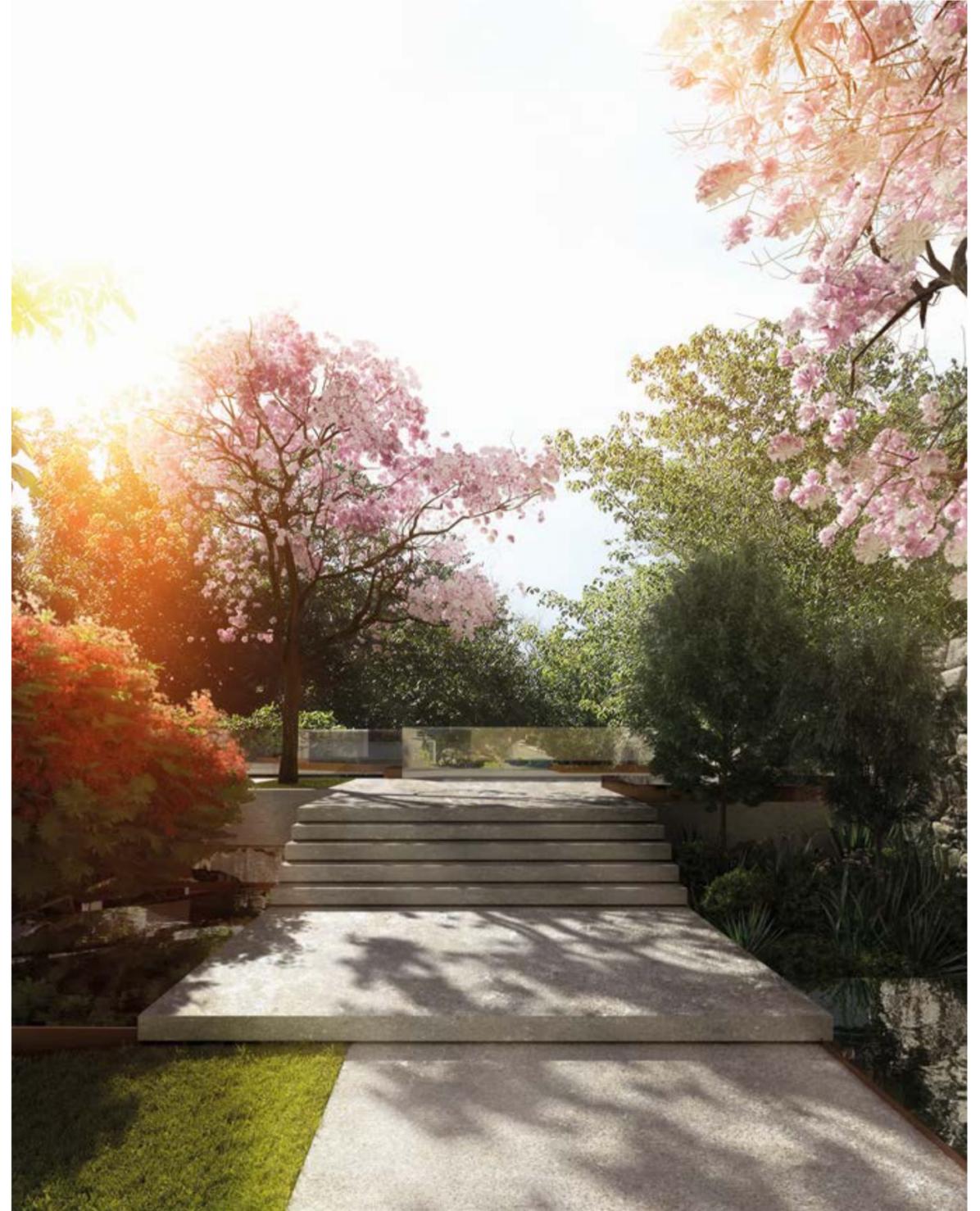
**GARAGE** | BASEMENT LOCKUP GARAGE WITH REMOTE CONTROL SECTIONAL GARAGE DOOR

**GENERAL** | EXPOSED AGGREGATE CONCRETE PATHS AND PATIOS | LANDSCAPING | GAS HOT WATER SYSTEM  
| CLOTHES LINE | EXTERNAL LIGHT FITTINGS | FENCING

Please note: fittings may change during construction. Sunland Group reserves the right to change fittings with equivalent products if the product becomes unavailable.

IN ALL THINGS OF NATURE  
THERE IS SOMETHING OF  
THE MARVELLOUS.

ARISTOTLE



ARTISTS IMPRESSION – INDICATIVE ONLY.



The majestic sandstone garden pavilion has been preserved and transformed into a stunning resident amenities building featuring a private cinema, lounge and entertaining kitchen overlooking the resort-style pool.

#### RESIDENT AMENITIES

Expansive landscaping and outdoor gymnasium installations are also featured within this wonderful residents' retreat, which enjoys sweeping views of Mt Coot-tha and the Taylor Range.

At podium level, the sculptural central spine presents another treasured space for residents, from the magnificent cantilevered garden at its entrance, to the sweeping views of the CBD to the east. Urban art installations, reflection pools and artistic landscape design perfect this striking sensory journey.



ARTISTS IMPRESSION – INDICATIVE ONLY.

At Shea Residences, contemporary open plan interiors offer every advantage of space and natural light, while refined finishes and sumptuous textures create a functional sophistication.

#### INSPIRING INTERIORS

Here, an inspired approach to refined living and generous open planning creates a seamless flow from one space to another. Soft neutral tones and understated colours allow residents to incorporate their own personal style preferences, while well-considered lighting and rich textures complete a picture of luxury that leaves nothing to wish for.

Stylish integrated gourmet kitchens feature stone bench tops, high-gloss cabinetry, state of the art functionality and stainless steel appliances.



ARTISTS IMPRESSION – INDICATIVE ONLY.

BATHROOM DESIGN IS BEAUTIFUL AS WELL AS FUNCTIONAL, WITH STYLISH STONE BENCH TOPS CANTILEVERED FROM AN ELEGANT WALL RECESS.

## INTERNAL FINISHES

**WALLS** | PLASTERBOARD WALL LINING WITH PAINT FINISH. SKIRTINGS THROUGHOUT | VILLABOARD WALL LINING SUBSTRATE IN BATHROOMS

**CEILINGS** | PLASTERBOARD CEILING LINING WITH PAINT FINISH – SQUARE SET CORNICES

**INTERNAL DOORS** | HOLLOW CORE FLUSH PANEL DOOR WITH SATIN PAINT FINISH

**FLOORS** | REINFORCED CONCRETE SLAB Basement and Ground [Podium] Floor | PARTICLE BOARD FLOORING SUBSTRATE First Floor | STONE TILES [Refer to floor plans for extent] | CARPET [Refer to floor plans for extent]

**GENERAL** | FULLY DUCTED AIR CONDITIONING | TELEVISION POINTS IN ALL BEDROOMS AND LIVING SPACES | TELEPHONE POINTS IN ALL BEDROOMS, KITCHEN AND MULTI-PURPOSE ROOM | DOWNLIGHTS THROUGHOUT THE HOME | MECHANICAL VENTILATION IN ALL BATHROOMS AND LAUNDRY | MINIMUM OF 1 DOUBLE POWER POINT TO EACH LIVING ROOM AND BEDROOM | MINIMUM OF 1 LIGHT SWITCH AT ENTRANCE TO EACH ROOM | PRIVATE HYDRAULIC LIFT SERVICING BASEMENT PARKING AND BOTH RESIDENTIAL LEVELS

**KITCHEN** | 2 PAC POLYURETHANE FINISH TO JOINERY, MELAMINE FINISH TO INTERNAL CARCASS | STONE BENCH TOPS, TIMBER BENCH TOP TO ISLAND BENCH | MIELE STAINLESS STEEL APPLIANCES TO INCLUDE DISHWASHER, OVEN AND GAS COOKTOP | INTEGRATED FRIDGE | STONE SPLASHBACK | KITCHEN MIXER | DOUBLE BOWL KITCHEN SINK

**GUEST BATHROOM** | STONE FLOOR TILES | VANITY BASIN AND VANITY MIXER | TOILET SUITE | HAND TOWEL RAIL

**FAMILY BATHROOM** | STONE FLOOR TILES | STONE WALL TILES TO SHOWER RECESS | STONE VANITY TOPS | CUSTOM DESIGNED VANITY WITH STORAGE | SHOWER RECESS Frameless glass shower screen | SHOWER HEAD | IN-WALL SHOWER MIXER | VANITY BASIN AND VANITY MIXER | BATH | BATH SPOUT MIXER | TOILET SUITE | BATHROOM ACCESSORIES Towel Rail, Toilet Roll Holder and Soap Dish

**ENSUITE** | STONE FLOOR TILES | FLOOR TO CEILING STONE WALL TILES THROUGHOUT | STONE VANITY TOPS | CUSTOM DESIGNED VANITY WITH STORAGE | SHOWER RECESS | SHOWER HEAD | IN-WALL SHOWER MIXER | VANITY BASINS AND MIXERS | BATH | BATH SPOUT MIXER | TOILET SUITE | BATHROOM ACCESSORIES Towel Rail, Toilet Roll Holder and Soap Dish

**MAIN BEDROOM [TYPE B AND E]** WALK IN WARDROBE | 2 PAC POLYURETHANE JOINERY | 2 PAC POLYURETHANE SHELVES AND DRAWERS AND HANGING RAILS

**MAIN BEDROOM [TYPE A AND G]** FULL HEIGHT WARDROBE | 2 PAC POLYURETHANE JOINERY | 2 PAC POLYURETHANE SHELVES AND DRAWERS AND HANGING RAILS

**BEDROOMS 2 AND 3 WARDROBES** | 2 PAC POLYURETHANE DOORS | SHELF AND HANGING RAILS

**LAUNDRY** | LAMINATE CABINETRY | LAUNDRY TUB UNIT | LAUNDRY MIXER | PORCELAIN TILES TO SPLASHBACK

Please note: fittings may change during construction. Sunland Group reserves the right to change fittings with equivalent products if the product becomes unavailable.

# Sunland Group

1300 942 507 | [SUNLANDGROUP.COM.AU](http://SUNLANDGROUP.COM.AU)

Bonvale Lane, St Lucia Queensland 4067

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