



TREETOPS

AT KENMORE



CDL
AUSTRALIA

METRO



TREETOPS

AT KENMORE

LIFE IS ABOUT THE CONNECTIONS WE MAKE

Harmonious design speaks volumes, not only of its connection to time and place, but of those that will inhabit a space. Treetops at Kenmore encompasses a designer collection of 96 contemporary town homes nestled amongst lush Australian native landscaping, against a stunning natural canopy of Eucalypt treetops. Envisioned to epitomise Kenmore and all that locals love about it, Treetops will be a timeless new chapter in the area's urban renaissance.



TREETOPS

AT KENMORE

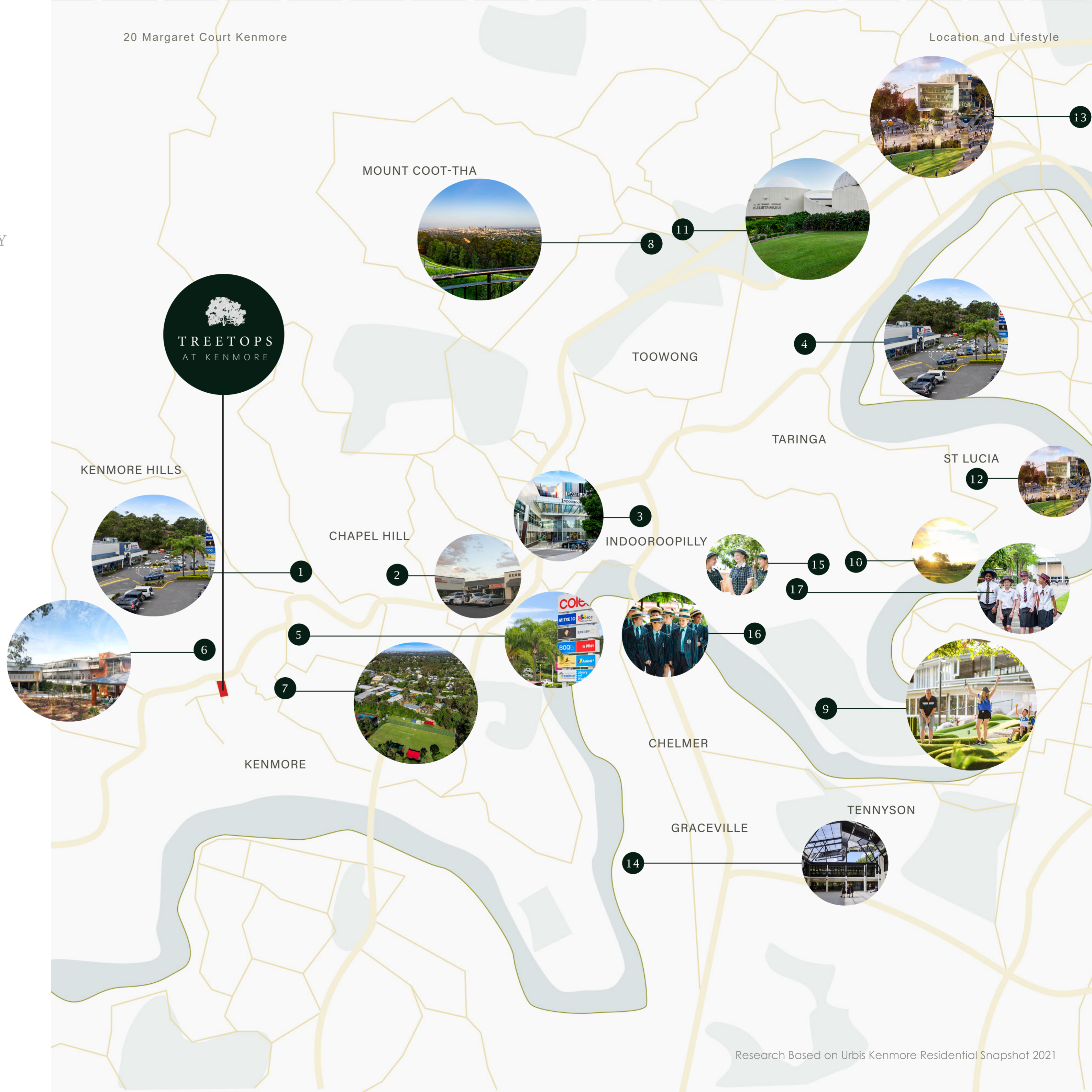
CONNECT TO YOUR LOCAL COMMUNITY

Kenmore is a leafy, established inner west suburb located just 11km from the Brisbane CBD, offering easy connection to large tracts of green space, extensive educational facilities and a host of modern amenities.

- | | | |
|----|----------------------------------|-----------------------|
| 1 | KENMORE SHOPPING VILLAGE | 3 MIN DRIVE 1.5KM |
| 2 | KENMORE PLAZA | 6 MIN DRIVE 2.9KM |
| 3 | INDOOROOPILLY SHOPPING CENTRE | 9 MIN DRIVE 5.5KM |
| 4 | TOOWONG VILLAGE | 13 MIN DRIVE 8KM |
| 5 | KENMORE STATE SCHOOL | 2 MIN DRIVE 1.4KM |
| 6 | KENMORE STATE HIGH SCHOOL | 5 MIN DRIVE 2.6KM |
| 7 | OUR LADY OF THE ROSARY | 3 MIN DRIVE 1.2KM |
| 8 | MT COOT-THA BOTANIC GARDENS | 15 MIN DRIVE 9.7KM |
| 9 | INDOOROOPILLY GOLF COURSE | 17 MIN DRIVE 10.2KM |
| 10 | ST LUCIA GOLF COURSE | 13 MIN DRIVE 8.1KM |
| 11 | SIR THOMAS BRISBANE PLANETARIUM | 11 MIN DRIVE 8.7KM |
| 12 | UNIVERISTY OF QUEENSLAND | 15 MIN DRIVE 9.6KM |
| 13 | QUEENSLAND UNIVERSITY OF TECH | 22 MIN DRIVE 13KM |
| 14 | ST AIDAN'S ANGLICAN GIRLS SCHOOL | 18 MIN DRIVE 11KM |
| 15 | BRIGIDINE COLLEGE | 11 MIN DRIVE 6.7KM |
| 16 | BRISBANE BOYS COLLEGE | 12 MIN DRIVE 7.7KM |
| 17 | ST PETERS LUTHERAN COLLEGE | 13 MIN DRIVE 7.4KM |

20 Margaret Court Kenmore

Location and Lifestyle







LOCAL CATCHMENT

Hallmarked by both its natural beauty and proximity to the city, Kenmore is widely regarded as a prestige urban sanctuary. Situated at the base of Mount Coot-tha, this highly sought after area offers ease of access to the Western Freeway and Legacy Way Tunnel, connecting commuters to the Inner City Bypass into Kelvin Grove and Brisbane's Domestic and International Airports.

Kenmore State School is around 3.5km from home and Kenmore Village is just a short drive. When it's time for some major retail therapy, destination shopping is close at hand with the renowned Indooroopilly Shopping Centre just minutes away.

There are 6 public and 7 private schools within the Kenmore Catchment.

- Ambrose Treacy College
- Brigidine College
- Brisbane Montessori School
- Fig Tree Pocket State School
- Holy Family Primary School
- Indooroopilly State High School
- Indooroopilly State School
- Kenmore South State School
- Kenmore State High School
- Kenmore State School
- Our Lady of the Rosary School
- St Peters Lutheran College
- The Glenleighden School

You'll be spoilt for choice for family recreation within easy reach, including the extended nature trails, forest and leisure spaces of Mt Coot-tha and the adjoining Brisbane Botanic Gardens, local parks, playgrounds and bicycle paths.



NURTURED BY NATURE

KINGFISHER PARK

Kingfisher Park in nearby Gem Road offers electric BBQ's, a sheltered picnic area, kids' playground, soccer facility and shared pathways.



MOUNT COOT-THA

Mount Coot-tha is an ideal family destination offering sweeping views of Brisbane, cafes, walking and cycling trails surrounded by natural bushland reserve which covers more than 1500 hectares and is home to natural flora and fauna.



YARAWA PONY CLUB

Nothing says leafy Kenmore like the iconic Yarawa Pony Club. Established almost 50 years ago, the club offers a peaceful venue to ride and participate in equestrian sports.



KENMORE HILLS

Find numerous winding and mountainous bike paths surround Kenmore Hills that travel North and South of the area including Jinadalee Boat Ramp to Rocks Riverside Park, the River Loop and the Indooroopilly-Moggill ferry loop.



AKUNA STREET PARK

Local Akuna Street Park in Kenmore provides sprawling picnic areas, a playground and outdoor gym equipment.



CONNECTED LIVING



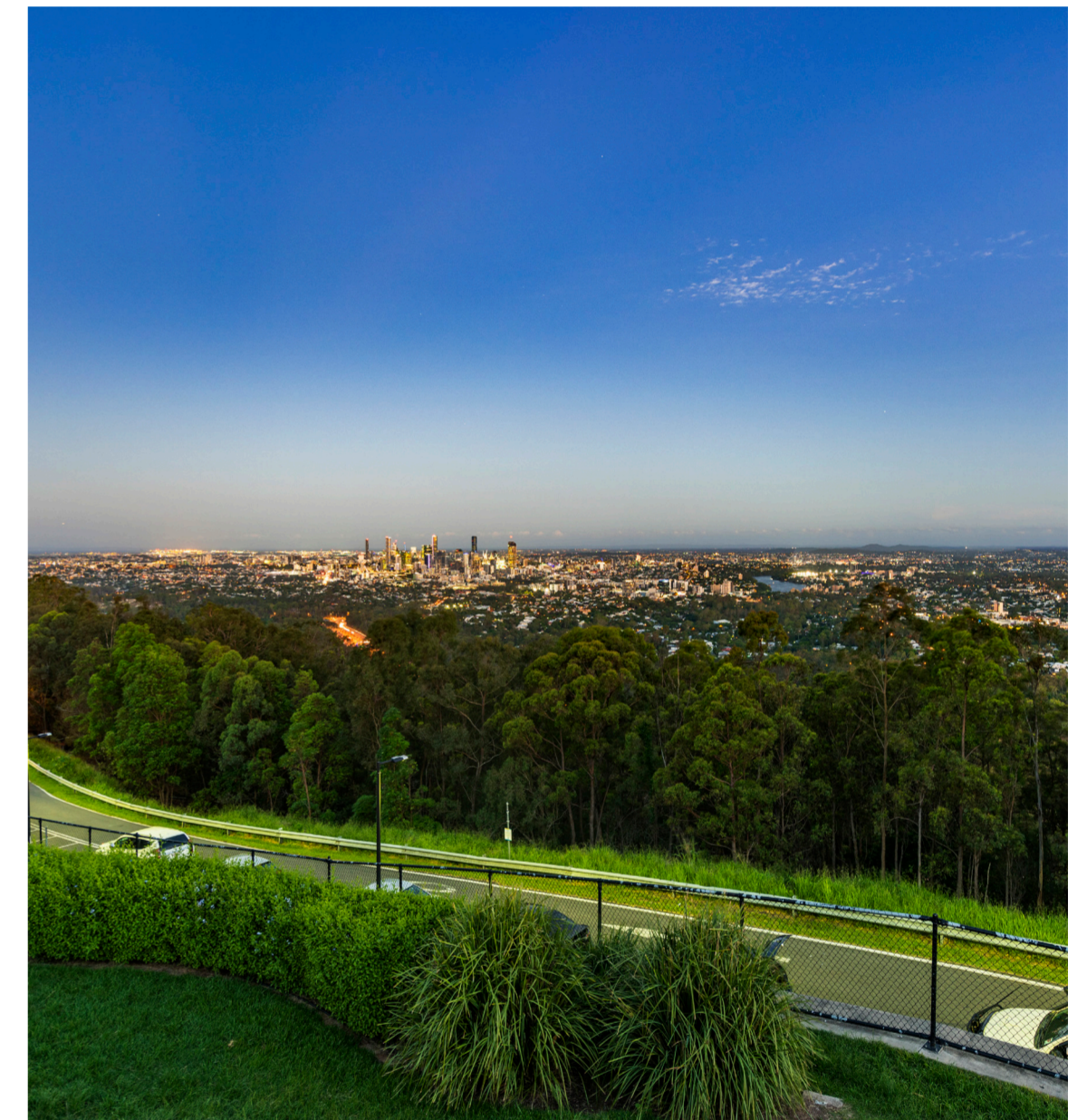
KENMORE VILLAGES

Your local shopping centre is conveniently located just 1.6km from home and comprises over 50 stores. A redevelopment is planned to revitalise and modernise its northern mall.



UNIVERSITY OF QUEENSLAND

Treetops is well positioned to access both the St Lucia and Pinjarra Hills Campuses of the University of Queensland.



INDOOROOPILLY SHOPPING CENTRE

Iconic Indooroopilly Shopping Centre, established for over 50 years, is a major regional shopping centre and dining hub with over 350 stores, cinemas, banking, medical services, restaurants and cafes.



TRANSPORT NETWORKS

Kenmore, bounded by Centenary Highway on its eastern boundary and Moggill Road on its western boundary, is blessed by access to established transport networks. The Centenary Highway allows direct access to Brisbane's CBD via Milton Road and Coronation Drive or the Legacy Way toll road. In addition, a Kenmore Bypass is proposed which will be a major road linking Moggill Road, Pinjarra Hills, with the Centenary Motorway, Kenmore. This 3.3km long bypass will alleviate congestion along Moggill Road during peak commuting hours. Alternatively, regular buses run from Kenmore into Brisbane's CBD and Indooroopilly train station is around 12 minutes drive from Treetops.



PARK 'N' RIDE

TransLink builds park-and-ride areas close to public transport hubs outside the city fringe to provide you with the option to drive from home then "park" and "ride" public transport to complete your journey. The Moggill Rd at Misty stop has buses schedule every 15 minutes.



ROCKS RIVERSIDE PARK

The river flat is a formerly a rich riverside environment, with a market garden and an industrial site. The bushland ridge forms a backdrop to the river flat area and is covered with dry eucalypt forest. The major green link from the park to suburbs in the south.



THE WESLEY HOSPITAL

The Wesley Hospital is a hospital located in the suburb of Auchenflower in Brisbane, Queensland, Australia. The hospital currently has over 530 beds and offers a large range of clinical services. It is owned and operated by UnitingCare Health. The hospital recently underwent works and an extension.



CONNECT TO NATURE

An intimate connection with the surrounding Eucalyptus forest provides a soft, living frame for the striking architectural facades at Treetops. Highly significant to Australians of all walks of life, the Eucalyptus is recognised as a symbol that fosters success and prosperity, delivering a purifying effect and encouraging relaxation when the leaves are burnt.



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Ever mindful that Treetops will be your family's sanctuary from the outside world, our architects have addressed every detail that makes it so. Inspiring designer facades matched by an elevated sense of internal design have created luxurious living environments, generously proportioned and configured for life the way you like it.



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When it's time to unwind, Treetops offers a choice of spaces to connect with nature or family and friends. A central park space provides an open green canvas at the heart of the community offering a private space to relax and watch the sun set over the resort style swimming pool and barbecue entertaining area. Two sets of bike racks make access around the community a breeze.



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To invite the outside environment in, all plans include either a deck or balcony plus a ground level patio area. Meticulously designed for a lifestyle of comfort, Treetops is your reward for you hard work so far.



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The kitchen truly is the heart of your home. A place to enjoy relaxed mornings over a coffee with friends or an evening spent preparing your favourite meals. Available in both dark and light colour schemes, the kitchens at Treetops were created with both elegance and functionality in mind - fully-equipped with a stunning range of the latest ILVE appliances and a marble-inspired natural stone island bench with waterfall edge.



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A thoughtfully designed town home built for the modern family. With spacious floorplans and sophisticated finishes in each space; Treetops at Kenmore is a sanctuary designed for all to enjoy serene living. Eight distinct 4 bedroom town home designs each provide sophisticated open plan living/dining spaces with the real freedom of flexibility for modern families including a separate media room and in some plans an additional study.



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Exuding a subtle elegance that will exceed all expectations, the master suites are perfectly proportioned, designed to be your private cosy retreat, complete with a large walk-in robe space and a bright and airy ensuite with double vanity as standard. A refined natural palette of designer wall tiles, stone benchtops and premium fittings and tapware enhances the luxurious mood.



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SUSTAINABLE LIVING, INNOVATION & INTEGRATION

SOLAR POWER

Make the most of Queensland's sunny climate. All homes at Treetops Kenmore incorporate a 6.6KW solar PV system to reduce power demand from the grid.



ELECTRIC VEHICLE CHARGING STATION

Save time and money charging your electric vehicle at home. Every townhouse comes with a charging station, allowing the owner to fully charge their car overnight, which in turn helps create a cleaner and more sustainable planet.



ENVIRONMENTAL GREEN ZONE

Stage 1 of Treetops Kenmore will include an extensive 3100 m2 Environmental Green Zone along the frontage of Moggill Road whereby a significant number of existing trees have been retained and a further 175 new native trees will be planted. Approximately, 100 of the new native trees will be mature with an initial height of 2 to 3 metres. Additionally this area will include a further 300 new shrubs, and more than 7000 ground cover plants.



CENTRAL GREEN SPINE & RESIDENTS' FACILITY

Unwind at the end of the day by strolling through the extensive native Australian trees and shrubs majestically lining a 2800m2 central green spine at Treetops Kenmore. This large central green spine will also include the residents' facility including swimming pool, yoga lawn, sun lounges and BBQ facilities and will be delivered in Stage 3 of the development.

ECO FRIENDLY SUSTAINABLE BUILDING MATERIALS

Your Treetops Kenmore home will be constructed using a range of eco friendly and energy efficient building materials. This will include wall systems by Hebel that are energy efficient, eco friendly and fire resistant. Additionally, external facades will be constructed utilizing an environmentally friendly Weathertex, termite resistant cladding. This building material provides a below zero carbon footprint as it is constructed using 97% timber and 3% natural wax. Even the concrete used throughout Treetops at Kenmore will be environmentally friendly. 'Environcrete' by Boral will be used throughout the development, a material composed of flyash additives at 30% volume to reduce the carbon component.





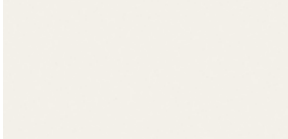






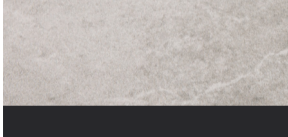

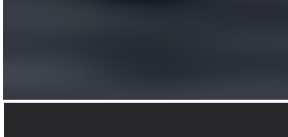

ENERGY EFFICIENT APPLIANCES & INCLUSIONS

Internally, your home also includes eco friendly and sustainable appliances and materials. Carpets are 100% wool with a low VOC, all lights are LED providing an energy efficient solution throughout your home. Even your ILVI kitchen appliances are some of the most energy efficient on the market.



LIGHT SCHEME

STAGE 1

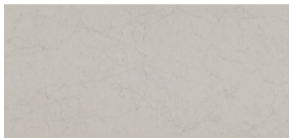
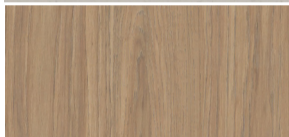
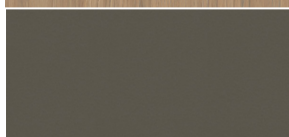
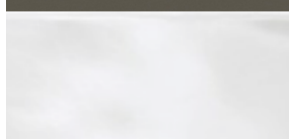


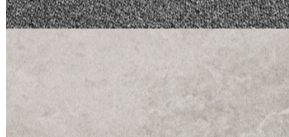



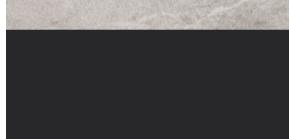

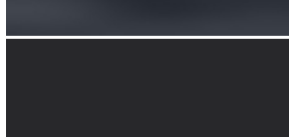
ITEM	SPECIFICATIONS	AREAS
	Benchtops Organic White - Polished Finish - 20mm	Kitchen, Bathroom, Ensuite & Laundry
	Feature Cabinetry & Vanity Prime Oak Matt Finish Laminate	Kitchen, Ensuite & Bathrooms
	Cabinetry Ghost Gum Natural Finish Laminate	Kitchen & Laundry
	Splashback 75 x 300 Masia Blanco Matte (Handmade look)	Kitchen Splashback
	Hybrid Floating Engineered Flooring Oak Albescent Wideplank	Kitchen, Dining & Living
	Carpet Spinafex Pepper (92)	Bedrooms & Hallways
	Tiles - Floor 600x300mm Ceramic Ash Matt	Ensuite, Bathroom, Laundry, Powder Floors & Skirting
	Tiles - Wall 600x300mm Ceramic Ash Matt	Ensuite, Bathroom, Laundry, Powder Floors & Skirting
	Tiles - Feature 75 x 300 Masia Blanco Matte Size (Handmade look)	Vanity Wall
	Tile 450x450mm Ceramic Ash External	Deck & Courtyard
	Shower Screens Semi frameless - Matt Black	All Wet Areas
	Taps & Accessories Gun Metal Grey	Door Furniture
	Door Handles Matt Black	Door Furniture





DARK SCHEME

STAGE 1

ITEM	SPECIFICATIONS	AREAS
	Benchtops Georgian - Polished Finish - 20mm	Kitchen, Bathroom, Ensuite & Laundry
	Feature Cabinetry & Vanity Prime Oak Matt Finish Laminate	Kitchen, Ensuite & Bathrooms
	Cabinetry Fossil Flint Finish Laminate	Kitchen & Laundry
	Splashback 75 x 300 Masia Blanco Matte (Handmade look)	Kitchen Splashback
	Hybrid Floating Engineered Flooring Oak Albescent Wideplank	Kitchen, Dining & Living
	Carpet Spinafex Pepper (g2)	Bedrooms & Hallways
	Tiles - Floor 600x300mm Ceramic Ash Matt	Ensuite, Bathroom, Laundry, Powder Floors & Skirting
	Tiles - Wall 600x300mm Ceramic Ash Matt	Ensuite, Bathroom, Laundry, Powder Floors & Skirting
	Tiles - Feature 75 x 300 Masia Blanco Matte Size (Handmade look)	Vanity Wall
	Tile 450x450mm Ceramic Ash External	Deck & Courtyard
	Shower Screens Semi frameless - Matt Black	All Wet Areas
	Taps & Accessories Gun Metal Grey	Door Furniture
	Door Handles Matt Black	Door Furniture





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Choose from a stunning range of optional upgrades including 60mm stone benchtops, home automation system, integrated fridge and dishwasher, Miele appliances and more!

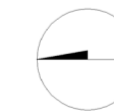
MASTERPLAN



LEGEND

- TYPE A1
- TYPE A2
- TYPE A3
- TYPE A4
- TYPE B
- TYPE C
- TYPE D
- TYPE E
- TYPE F
- TYPE G
- TYPE H
- TYPE I
- TYPE J1
- TYPE J2
- TYPE K
- TYPE L
- TYPE M
- TYPE N
- TYPE O1
- TYPE O2

Removable bollard
access to Wyndarra
Street



MASTERPLAN - STAGE 1



LEGEND

- | | | | |
|--|--|--|--|
| ● TYPE A1 | ● TYPE A2 | ● TYPE A3 | ● TYPE A4 |
| ● TYPE K | ● TYPE I | ● TYPE J1 | ● TYPE J2 |
| ● TYPE O1 | ● TYPE O2 | ● TYPE M | |

KEY INSIGHTS



STRONG DEMAND FOR NEW PRODUCT

Residents view townhouses within an existing wealthy area as a strong value proposition. A new townhouse has additional appeal of being a modern, low maintenance dwelling, still offering four bedrooms.



STRONG RENTAL YIELD

Strong short and long-term median rental growth being experienced in townhouse market across Kenmore catchment of 17.6% over 12 months and 8.5% per annum over five years, coupled with low vacancy rate.



STRONG HOUSE PRICE GROWTH

Driven by the demand and desirability of the area, Kenmore house prices have increased by a significant 19.5% over the last 12 months. Recently, the western suburbs of Brisbane have experienced some of the strangest price growth in Brisbane. For example, the neighboring suburb of Fig Tree Pocket experienced the highest price growth of any suburb in Brisbane recording a 36% increase in median house price.



LIMITED FUTURE PIPELINE

There is limited future supply of townhouses in the Kenmore catchment, impacted by land and construction costs and restrictions to the Brisbane City Planning Scheme.



A WELL CONNECTED AREA

Kenmore is well located in the Western Brisbane corridor, less than 11kms radially from the Brisbane CBD with proximity to hospitals, reputable schools, shopping centres and employment centres.



THE DEVELOPER

METRO

Metro Property Development is a trusted national developer, committed to delivering a diverse collection of sustainable, high calibre residential projects, connecting people and purpose to Australia's best locations.

Metro's vision is to connect Australian people with exceptional places and inspired design excellence in quality homes and exciting communities, destined to reshape the residential landscape.

To realise this goal, Metro listen closely to their customers and connect with how they aspire to live. This provides the inspiration for new ideas, designs and amenities that can enhance the way we relate to our homes, each other and the wider community.

metroprop.com.au/



Brickworks Park
brickworkspark.com.au

CDL AUSTRALIA

CDL Australia Holdings Pty Ltd is part of global real estate company City Developments Limited (CDL), a highly respected residential property developer with a long track record of creating world-class and sustainable new communities.

Established in Singapore in 1963, the Group today has a network spanning 112 locations in 29 countries and has created more than 46,000 dwellings around the world.

CDL Australia is led by a senior team of highly experienced property executives based in Sydney and has made a strong commitment to Australia with four initial projects across Brisbane and Melbourne. With a focus on forming close partnerships with leading local teams, to ensure exceptional design and delivery.

Listed on the Singapore Exchange, CDL is recognised internationally for its commitment to sustainable and innovative development that improves the lives of residents. The Group was ranked the world's top listed real estate company on the 2021 Global 100 Most Sustainable Corporations in the World*, reflecting a passionate commitment to green building design and addressing climate change.

cdlaustralia.com.au



Greenwood Collection
greenwoodcollection.com.au



Preston Place
prestonplace.com.au



Preston Place
prestonplace.com.au



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AT KENMORE

PROUDLY DEVELOPED BY



CDL
AUSTRALIA

METRO

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