

senses

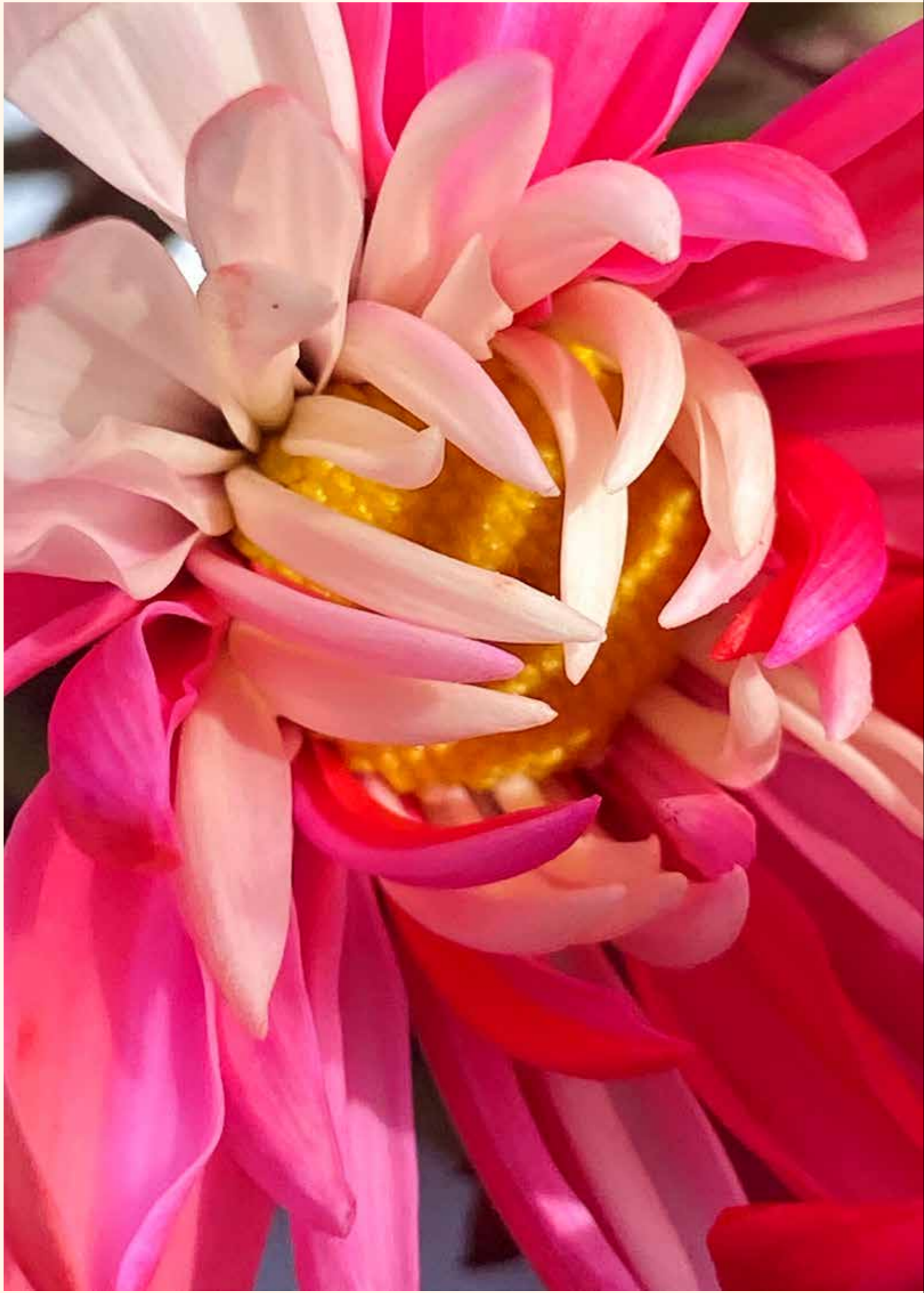
Albany Creek



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CAPITAL



senses

Albany Creek

An elevated offering in the heart of Albany Creek

Warm, Tranquil & Elevated Living

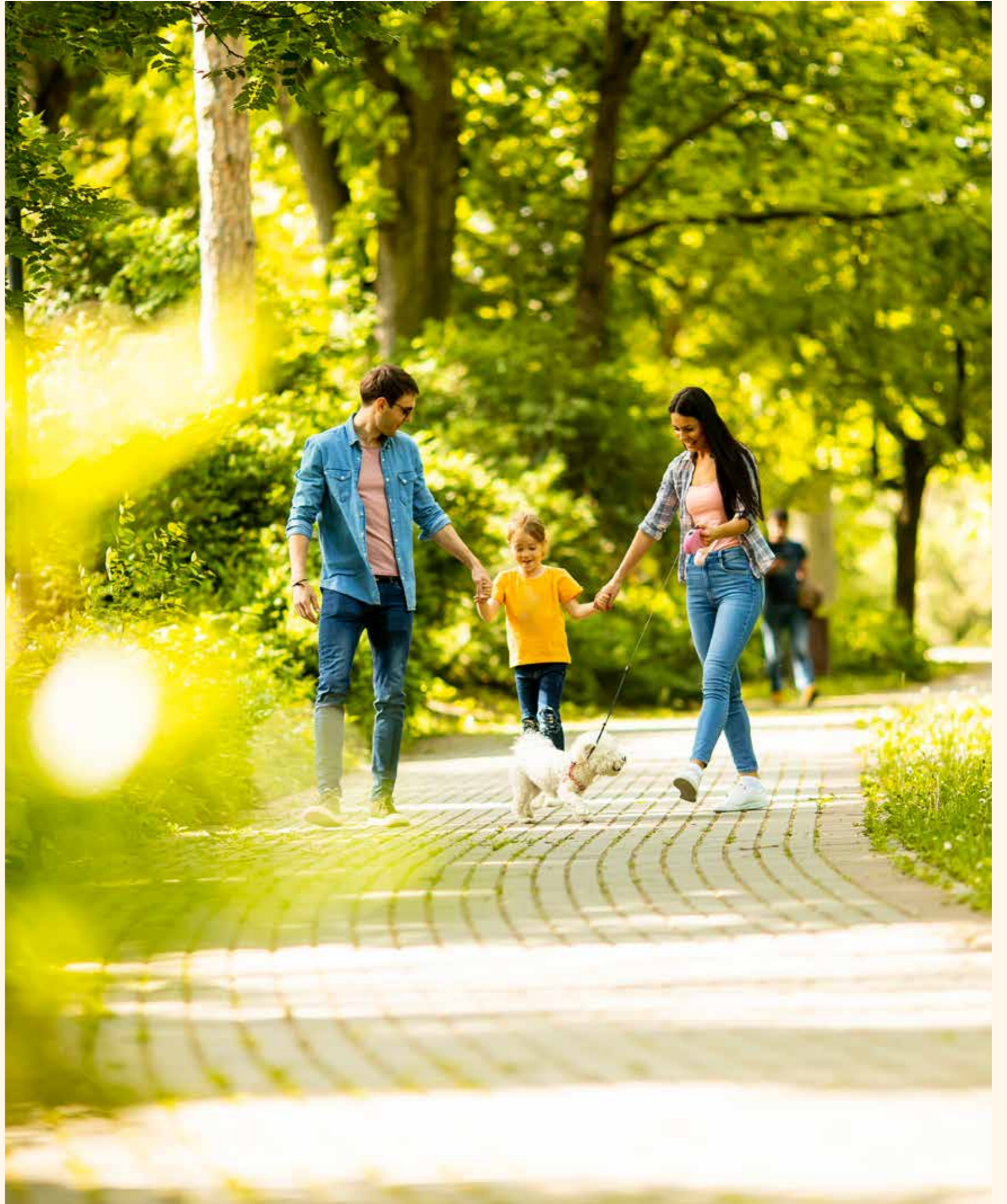
Albany Creek - a leafy, park-filled suburb offering relaxed, family-friendly living.

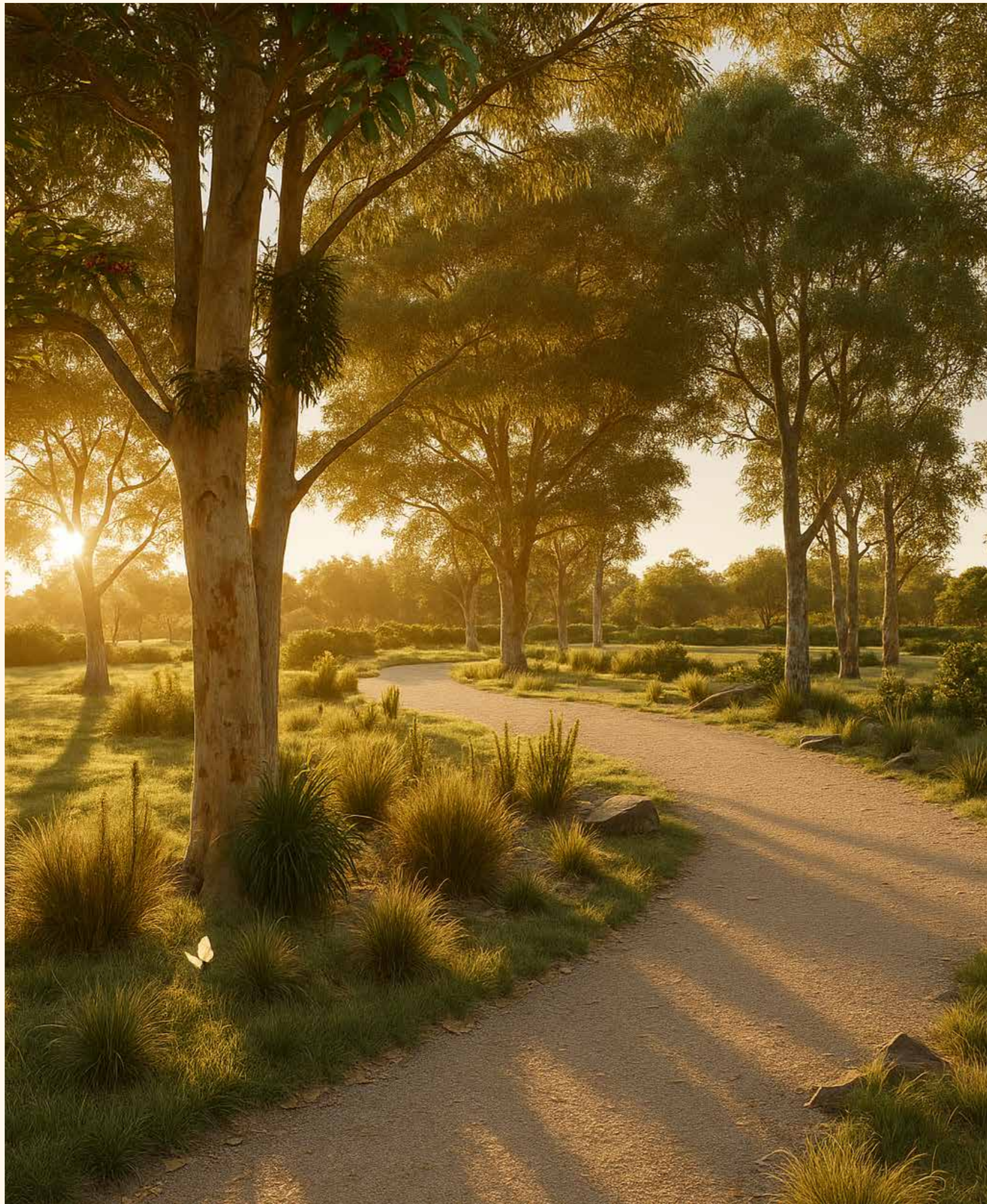
Discover a rare opportunity to reside within an exclusive enclave of just thirty-four meticulously crafted homes, each designed to offer a deeply personal sanctuary amidst the leafy serenity of Albany Creek. Set against a backdrop of preserved native parklands, Senses invites residents to experience a lifestyle where tranquility, wellness, and architectural excellence converge.

This is not simply a place to live — it is a place to feel. From the moment you arrive, a heightened sense of wellbeing unfolds. Every element of the design has been considered to enhance daily life — from the orientation of the residences to capture natural light and breezes, to the seamless integration of indoor and outdoor living spaces that blur the boundaries between home and nature.

At the heart of Senses lies a commitment to holistic living. Premium finishes and refined materials create an atmosphere of understated elegance, while thoughtful spatial planning promotes comfort, calm, and clarity. Each residence serves as a private oasis, enriched by landscaped communal areas and wellness-inspired amenities that encourage connection — with nature, with neighbours, and with oneself.

This is living, elevated. This is Senses — where design meets intention, and everyday moments are made extraordinary.





The Vision

An unparalleled lifestyle.

Senses reimagines the modern Australian lifestyle by harmonising the quietude of nature with the pulse of urban life. Set in the verdant heart of Albany Creek yet seamlessly connected to the cultural vibrancy of Brisbane City, this boutique collection of residences invites you to live between worlds — where stillness meets movement, and luxury meets simplicity.

At the core of Senses lies a deep exploration of the human experience — inspired by the six senses that shape our daily interactions with the world. Touch, taste, sight, sound, smell, and intuition are all subtly evoked through a design philosophy rooted in natural materials, intuitive spatial flow, and sensory-rich landscaping. This is a place where architecture does more than house — it responds, nurtures, and uplifts.

Each residence is conceived as a private sanctuary, crafted to heighten awareness of your surroundings and deepen your connection to the moment. From the gentle rustle of native trees to the filtered sunlight that dances across textured finishes, Senses offers a living experience that is immersive, enriching, and profoundly personal.

This is not merely a residential address — it is a new rhythm of life. One that invites you to slow down, breathe deeply, and feel more vividly. At Senses, life is not just lived. It is felt.

The Masterplan

An unparalleled lifestyle.

Just fifteen kilometres from the heart of Brisbane, Senses at Albany Creek occupies a coveted position that perfectly balances urban convenience with natural serenity. This tranquil enclave is nestled amidst a canopy of mature trees and thoughtfully curated landscaping, creating a peaceful retreat that feels a world away — yet remains effortlessly connected to the city's vibrant cultural, professional, and lifestyle offerings.

Residents benefit from seamless access to major transport corridors, leading schools, boutique retail, and essential amenities, making everyday living as efficient as it is enjoyable. Whether it's a morning commute into the CBD, a weekend escape to the hinterland, or a leisurely stroll through nearby parklands, Senses offers the freedom to embrace every facet of modern life.

At the heart of this exclusive estate lies a boutique collection of thirty-four architecturally designed townhomes. Each residence is crafted to enhance natural light, ventilation, and spatial flow — creating warm, light-filled interiors that elevate the rhythms of daily life. Intelligent design ensures every square metre is purposeful, while finishes and materials have been carefully selected to blend timeless sophistication with functional comfort.

Here, home is more than a dwelling — it's a refined environment where the benefits of urban connectivity and the beauty of nature exist in perfect harmony.





Life at Senses.



Indicative Artist Impression



The Residences

An unparalleled lifestyle.

Every townhouse at Senses has been thoughtfully and deliberately architected with the discerning owner-occupier in mind — a home that not only functions beautifully but feels deeply personal and connected to its environment. Drawing direct inspiration from the lush, tree-lined landscapes of Albany Creek, the material palette and detailing evoke a natural elegance that grounds each residence within its leafy setting.

Warm, textural elements such as timber-lined screening provide both privacy and softness, filtering dappled light into living spaces while reinforcing the connection between interior comfort and the natural world outside. Weatherboard cladding nods to timeless Queensland design principles, offering visual rhythm and character, while custom garage doors provide a tailored finish that complements the boutique nature of the estate.

Positioned alongside expansive parklands that unfold just beyond the boundary, Senses offers a sense of seclusion rarely found in such a well-connected location. Mature trees, open green spaces, and curated landscaping encircle the development, creating a visual and sensory buffer from the outside world.

The result is an atmosphere of calm — each home seemingly cradled in greenery, where the natural beauty of the surrounds becomes an extension of your everyday living experience.

Here, architecture and landscape work in harmony to offer a life of balance, where thoughtful design meets timeless tranquility.



Indicative Artist Impression

Step into a realm of elevated sophistication, where each residence at Senses reflects a commitment to refined, bespoke living. These are not just homes — they are carefully curated sanctuaries, designed to celebrate space, light, and effortless elegance.

Inside, expansive living areas are thoughtfully proportioned to enhance flow and functionality, allowing for both relaxed everyday living and stylish entertaining. Every detail — from layout to finish — has been considered to evoke a sense of quiet luxury and timeless design.

Rich timber-lined flooring anchors the interiors with warmth and texture, while soaring ceiling heights amplify natural light and volume, fostering a rare sense of openness.

This interplay between vertical space and organic materiality enhances the living experience, drawing the lush, leafy surrounds inward and connecting the home to its tranquil environment.

The interiors of Senses are where beauty meets purpose — spaces that feel both indulgent and intuitively livable. Whether you're enjoying a quiet moment by the window or gathering with family in the heart of the home, every element works in harmony to elevate the everyday.

The Living Room

An entertainer's delight

The Kitchen

A culinary experience.

Each kitchen in Senses is a culinary delight, perfect for both enthusiastic home cooks and skilled chefs. Featuring double-sided designs, beautifully appointed with stone benchtops and premium European appliances.

The perfect blend of functionality and elegance, ensuring a cooking experience that is as delightful as it is effortless.



Indicative Artist Impression

The Bathrooms

Rest and tranquility.

Designed as intimate sanctuaries within the home, each bathroom at Senses is a retreat dedicated to calm, renewal, and reflection. Every element has been carefully considered to transform the most private spaces of the residence into moments of quiet indulgence.

A refined palette of finishes — from bespoke joinery to elegant tiles with natural texture and tone — sets the foundation for an atmosphere that is both contemporary and timeless. The tactile beauty of these surfaces is enhanced by subtle detailing and a focus on craftsmanship, ensuring that functionality is seamlessly balanced with sophistication.

Generous layouts create a sense of openness, while the inclusion of a feature waterfall showerhead offers an invigorating yet soothing daily ritual, turning the ordinary act of bathing into a spa-like experience. Soft lighting and thoughtful spatial design further heighten the sense of tranquillity, allowing residents to pause, breathe, and reconnect with themselves.

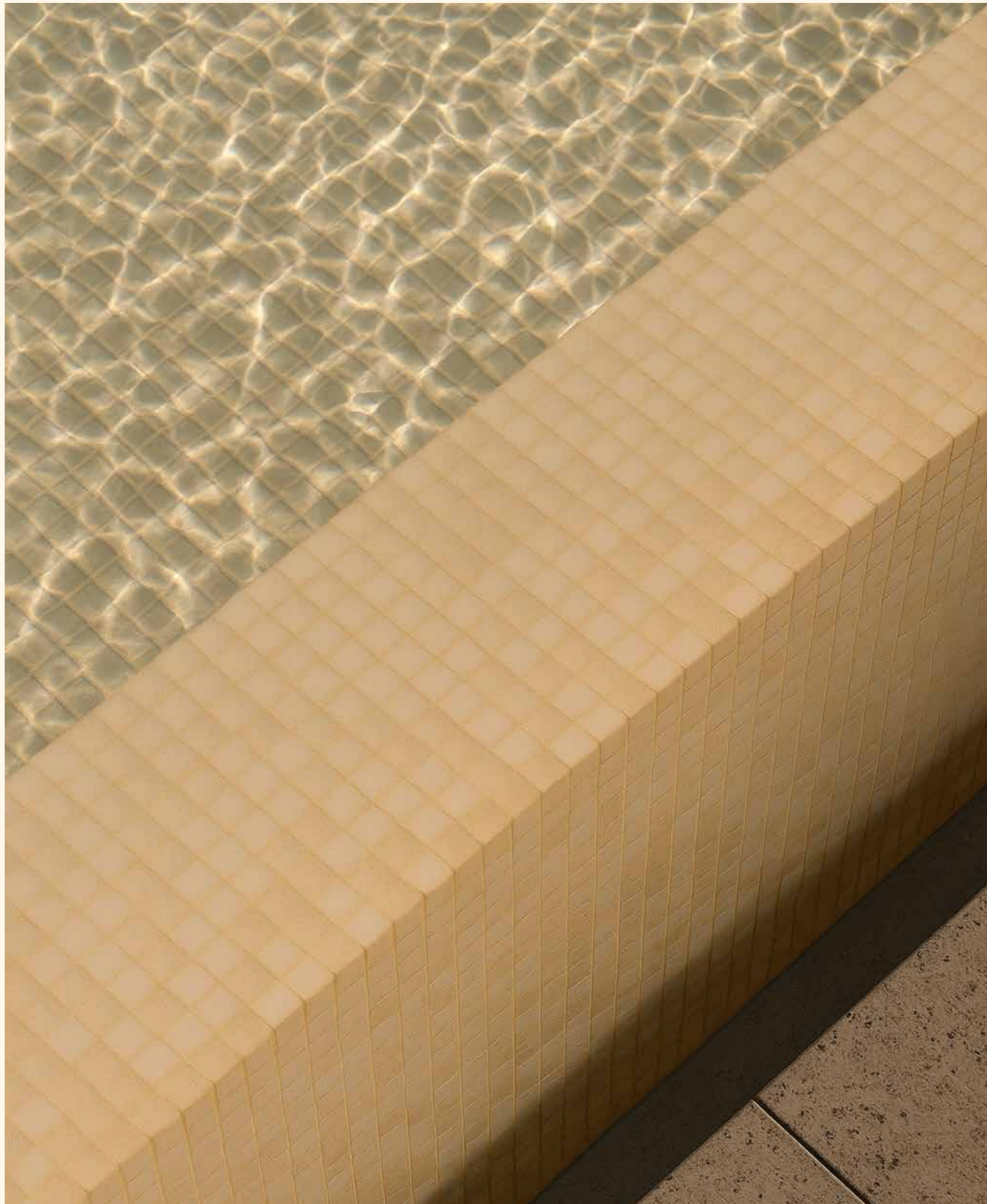
At Senses, bathrooms are more than functional spaces — they are restorative environments, crafted to nurture wellbeing and enrich the rhythms of everyday life.



Indicative Artist Impression



Indicative Artist Impression



The Amenities

Lifestyle amenity at your doorstep.

Expect more from life at Senses, where the extraordinary becomes everyday, and suburban living is redefined through exclusive amenities that cater to every aspect of modern luxury and comfort.

Immerse yourself in the epitome of relaxation at our stunning in-ground pool, available to residents year-round. This serene oasis is more than just a pool; it's a haven of tranquility, designed to offer a peaceful escape from the outside world. Whether you're taking a leisurely swim under the open sky or lounging by the water's edge, every moment is an invitation to unwind and indulge in leisurely pleasure.

Complementing the aquatic allure is our onsite sauna, a sanctuary dedicated to wellness and rejuvenation. Here, residents can retreat into a world of warmth and serenity, allowing the stresses of daily life to melt away. The sauna serves as a perfect counterpoint to the bustling energy of city life, offering a tranquil space for reflection, relaxation, and renewal.

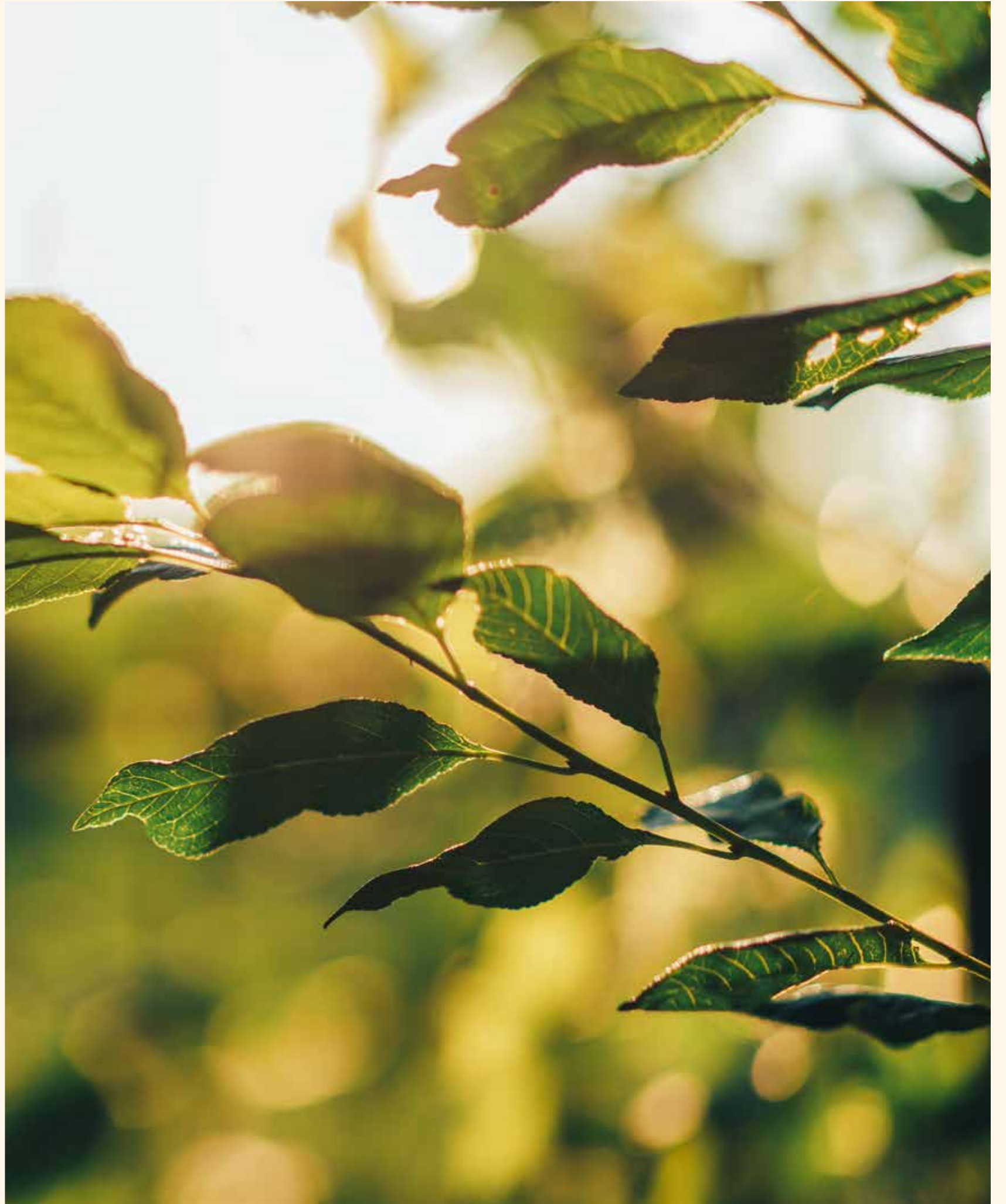
The Location

In the centre of it all.

Nestled in the vibrant heart of Albany Creek, Senses is perfectly positioned less than fifteen kilometres from Brisbane City. This prime location balances serene suburban comfort with the convenience of city proximity.

Surrounding Senses is a treasure trove of local delights and practical amenities. From the bustling atmosphere of the Eatons Hill Hotel to a diverse selection of shopping centres, everything you need is a moments away.

Additionally, the adjoining parklands offer a natural retreat, perfect for leisurely strolls or outdoor activities along with the Albany Creek Leisure Centre only moments away offering one of the largest health clubs in North Brisbane.



Albany Creek Village

Servicing Albany Creek for the past thirty years, the Albany Creek Village is a local favourite anchored by a major full line Coles with over twenty-five speciality stores. From doctors to banks, to cafes and dining options, the Village is the local spot less than one kilometre away from Senses.



Albany Creek Leisure Centre

The Albany Creek Leisure Centre is one of the largest health clubs, swim schools and group fitness providers in North Brisbane.

Featuring multiple pools and a 24 hour health club and gym, the leisure centre is one of Albany Creek's finest leisure and activity offerings.



Graziers Steakhouse

Senses is surrounded by a wide array of dining options within just one kilometre. Part of the Kedron Hotel, Graziers Steakhouse is a local favourite that offers family friendly dining in a relaxed setting.



Eatons Hill Hotel

Eatons Hill Hotel is an award-winning venue across entertainment, dining and accommodation. From internationally renowned acts such as Post Malone to Rita Ora, the Eatons Hill Hotel bodes as one of Brisbane's most popular entertainment and leisure locations featuring all day dining, rooftop bars and over twelve individual function spaces. As a 4.5 star hotel offering, the venue is one of Brisbane's finest in the suburbs.



Everything at your doorstep

Senses is surrounded by an incredible array of practical amenities less than one kilometre from your doorstep.

From the home course of world renown golfer, Cameron Smith, to shopping and retail to education and leisure, everything you could need is a moment away.

Shopping and Retail

1. Coles Albany Creek
2. Albany Creek Shopping Village
3. Albany Market Place
4. Albany Care Medical Centre
5. Albany Creek Corner Retail Centre
6. Eatons Hill Hotel Precinct
7. Woolworths Albany Creek
8. Eaton Central
9. Greenview Village
10. Albany Park Professional Centre
11. White Horse Ranch
12. Albany Central
13. On the Creek
14. Albany Place
15. Aldi Albany Creek

Education

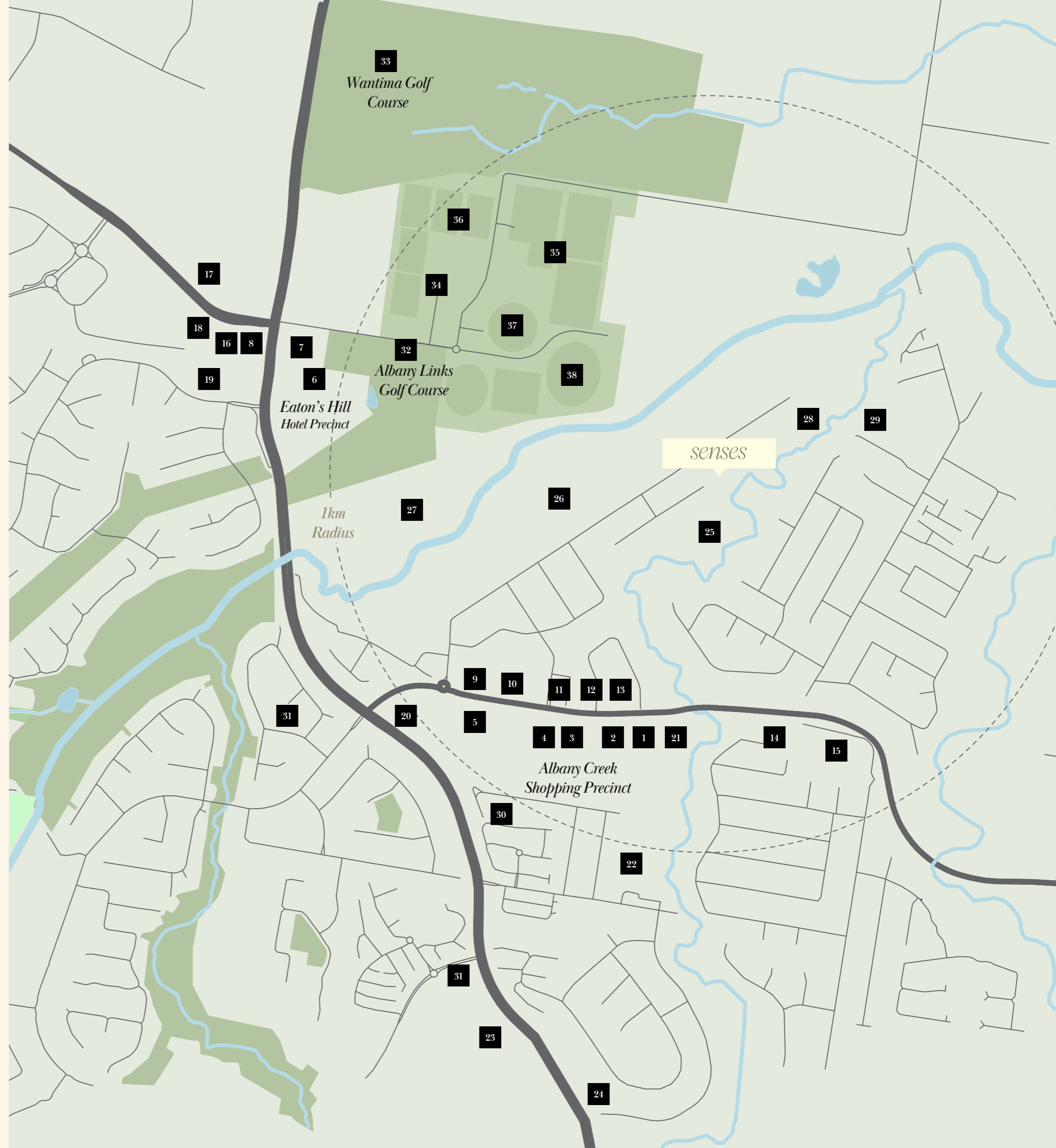
16. Eatons Hill State School
17. Milestones Early Learning
18. Eatons Hill Community Kindergarten
19. Motherduck Childcare
20. Goodstart Early Learning Albany Creek
21. Albany Creek State School
22. All Saints Parish Primary School
23. Albany Creek State High School
24. Albany Hills State School

Leisure and Activities

31. Albany Creek Leisure Centre
32. Albany Links Golf Course
33. Wantima Golf Course
34. South Pine Sports Complex
35. Albany Creek Football Club
36. Albany Creek Gymnastics Club
37. Albany Creek Cricket Club
38. AFL Oval

Parks and Recreation

25. Leitch Park
26. Mountford Park
27. Cash's Crossing Park
28. Cuthbert Park
29. Jacaranda Park
30. Stanton Reserve





The Team

With exceptional knowledge and expertise across hundreds of residential projects, the team at Senses are poised to deliver one of Albany Creek's finest developments.

The Developer



Full Clock Capital is a Brisbane-based development partner and project facilitator, combining decades of experience with deep expertise across the property and finance sectors. With an average of over 20 years' industry experience per team member, our capabilities span property finance and advisory, legal, development, construction, project management and accounting. This well-rounded skill set enables us to work closely with our project partners to identify and deliver standout opportunities.

We focus on developments that create long-term value for investors, always underpinned by a commitment to quality, transparency and strong financial foundations. Our involvement is hands-on across every stage of the project cycle, ensuring no detail is overlooked. At Full Clock Capital, our goal is to deliver more than just properties—we aim to create developments that reflect smart planning, sound investment principles and enduring results.

Paladin Projects is a Queensland-based construction company built on a foundation of experience, reliability and integrity. Since its establishment in 2015, the team has delivered a wide range of projects across the residential, commercial, industrial, education and community sectors. With close to 50 years of combined industry experience, Paladin Projects brings together expertise in design, construction and cost planning.

Every project is approached with a focus on quality, clear communication and attention to detail. Known for delivering well-executed, enduring builds, the team is committed to upholding high standards across every aspect of construction.

The Builder



The Development & Project Management Team



Arivita is a Brisbane-based development and project management firm delivering tailored solutions across the property and infrastructure sectors. With expertise spanning residential, commercial, industrial, healthcare, education, and government projects, Arivita offers comprehensive services from early-stage planning through to final delivery.

The team brings together capabilities in land access and acquisition, master planning, stakeholder engagement, design leadership, procurement, and construction management. This integrated approach ensures projects are managed with precision, transparency, and a focus on achieving tangible outcomes. Guided by a commitment to collaboration and innovation, Arivita works closely with clients to navigate complex challenges and deliver high-quality, sustainable results. Their track record reflects a dedication to building strong relationships and delivering projects that meet both immediate needs and long-term goals.

