



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 townhomes nestled amongst lush Australian native landscaping, with viewlines to 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.



CONNECT TO YOUR LOCAL COMMUNITY

Kenmore is a leafy, established family friendly 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



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 1.4km 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.



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

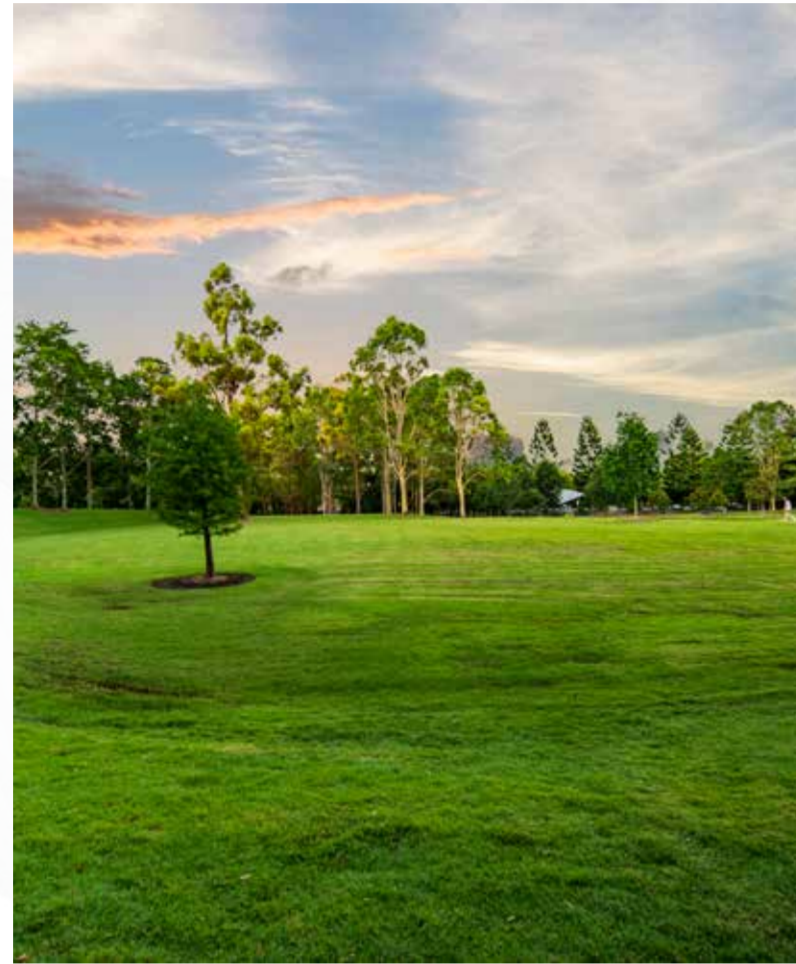
Kenmore, bounded by Centenary Highway on its eastern boundary and Moggill Road on its western boundary, is blessed by access to established transport networks. The Centenary Highway allows direct access to Brisbane's CBD via Milton Road and Coronation Drive or the Legacy Way toll road. In addition, a 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 is expected to 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.



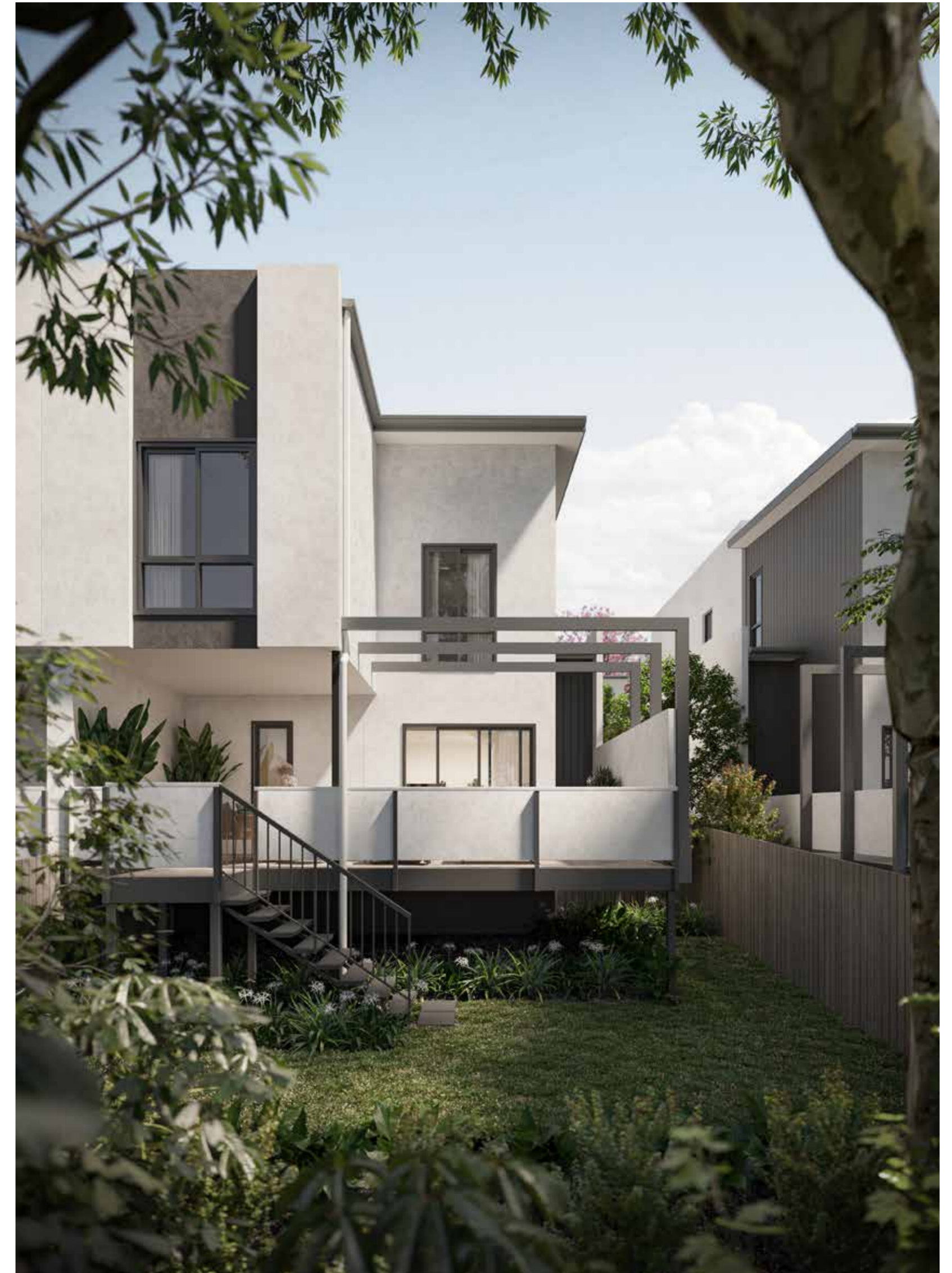
**THE WESLEY
HOSPITAL**

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.









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.



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.



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 L | ● 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 HOUSE PRICE GROWTH**

New data from CoreLogic for the 12 months between March 2021 and March 2022 indicative extensive growth within this catchment including :- Kenmore house price increase 28.8% during this period with a median house price of \$1,109,430 and Kenmore Hills house price increase 31.9% during this period with a median house price of \$1,413,116.



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.



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



TREETOPS

AT KENMORE

PROUDLY DEVELOPED BY



CDL
AUSTRALIA

METRO

The information contained in this brochure is for illustration purposes only and is subject to change. Statements, figures, calculations, plans, images and representations are indicative only. Specifications, details, fittings, fixtures, façades, elevations and floorplans (including internal and external dimensions and orientation) may be changed without notice. Photographs, illustrations and artists impressions depicting landscaping, interiors and exteriors are intended as a guide only and are subject to change without notice. Prospective purchasers must make their own enquiries to satisfy themselves as to all aspects of any Metro Property Development and City Development Limited project, design or product and further should seek independent legal and financial advice in relation to all of the information contained herein. The information in this brochure is believed to be correct but is not guaranteed. Metro Property Development and City Development Limited expressly disclaims any and all liability relating to, or resulting from, the use of or reliance on, any information contained in this brochure by any person.