



RIVERFRONT
ESTATE LIVING

13 Stewart Road, Albany Creek

—
Refined | Private | Tranquil





MAKE IT YOUR OWN

Riverfront embraces a secluded location with access to 18 acres of pristine land including 6 acres of homes plus 12 acres of private landscape with exclusive river and creek frontage. It defies conventions and reframes the way people live.

This is your home, your sanctuary. Riverfront welcomes you with a sense of space and tranquility.







PARKS & LIFESTYLE



- 1 Wolter Park
- 2 Albany Creek Dog Park
- 3 Dawn Road Reserve
- 4 Leitch Park
- 5 Tom Simpson Park
- 6 Mountford Park
- 7 Albany Creek Memorial Park
- 8 Richard Lee Park
- 9 HT Ireland Park
- 10 Doug Stevens Park
- 11 Nolan Park
- 12 Albany Creek Leisure Centre
- 13 Albany Creek Community Centre

SHOPPING & DINING



- 14 Eatons Hill Hotel
- 15 Albany Creek Village
- 16 Albany Creek Central Shopping Precinct
- 17 Albany Creek Tavern
- 18 Which Craft Beer
- 19 Toshi's Kitchen & Sushi Bar
- 20 French & Mor
- 21 Molten Toffee

HEALTH & EDUCATION



- 22 Albany Creek Doctors
- 23 Albany Family Doctors
- 24 Your Allied Health Centre
- 25 Albany Place Dental Practice
- 26 All Saints Parish Primary School
- 27 Albany Creek State School
- 28 Albany Creek State High School
- 29 Eatons Hill State School
- 30 Albany Hills State School

SPORTS & RECREATION

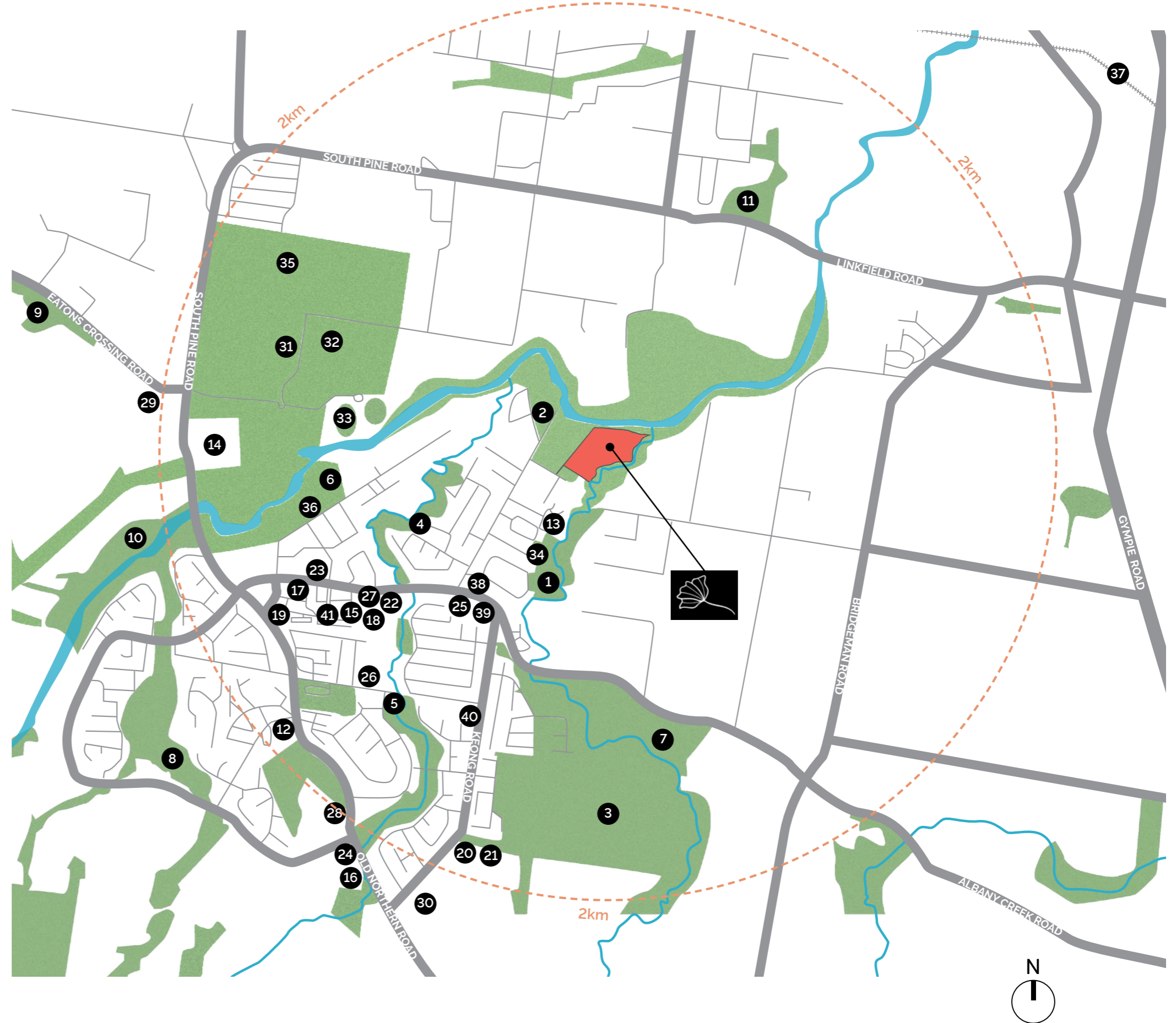


- 31 South Pine Sports Complex
- 32 Albany Creek Football Club
- 33 Albany Creek Junior Rugby League
- 34 Wolter Park Football Club
- 35 Wantima Golf Course & Country Club
- 36 Albany Creek Pony Club

TRANSPORT



- 37 Redcliffe Peninsula train line
- 38 Leitchs Road bus stop
- 39 Hawkins Road bus stop
- 40 Keong Road bus stop
- 41 Albany Creek Village bus stop







MASTERPLAN - ARTIST IMPRESSION



ARTIST IMPRESSION: RIVERFRONT POOLSIDE



A TRUE LIFESTYLE

This is your oasis

You own a Riverfront residence. You also own acres of gardens, orchards and walking trails. Set up camp on holidays and pitch a tent by the creek. Fish for bass in the river, build a tree-house or string up a hammock and relax.



Take the long way

Discover your own private sanctuary on foot. Explore a rich network of walks, hikes and secret creekside and riverfront paths. Make your own path. This is your home.



Meet the locals

Take a morning walk along the riverbank and see platypus in the water or catch a wallaby bounding across the fields. This is your river and these are your fields.



You're already here

The canoeing, fishing, camp fires, walking trails and footy fields are now within walking distance, all on the land you own. Take a deep breath, you're already right where you need to be.





SPIRIT OF COMMUNITY

Engage in a lifestyle with like minded people, foster a spirit of togetherness, challenge your neighbour to a game of bocce, harvest the honey together at the beehives, drop in on a friend and deliver the organically grown produce direct from paddock to plate.

Stroll down to the herb garden and gather some fresh basil and then to the vegetable garden for some fresh tomatoes. Now stoke up the wood fired pizza oven.

This is your home.





ARTIST IMPRESSION: RIVERFRONT SHARED FACILITIES





ARTIST IMPRESSION: RIVERFRONT ENTRANCE

DESIGN ELEVATED BY NATURE

Designed with your well-being in mind, these four-bedroom terrace homes are set across two storeys with generous, open-plan living spaces to optimise natural light and airflow.

From the moment you walk in the door, you'll appreciate the design intent of these sophisticated residences. Every detail is carefully considered to give you a canvas that compliments the native landscape.

All designs flow seamlessly onto expansive terraces and private outdoor spaces surrounded by natural vegetation providing seclusion and privacy within your urban sanctuary.

Imbued with Lucindale's progressive and ecologically-sensitive spirit, Riverfront has deliberately integrated innovative design principles throughout each residence featuring fully ducted and eco-friendly air-conditioning plus roof mounted PV solar systems as standard features.









ARTIST IMPRESSION OF MASTER SUITE – LIGHT SCHEME WITH LIGHT CARPET



LUXURY LIVING, SUSTAINABLY DELIVERED

Lucindale has achieved best practice across ten key performance areas of EarthCheck's internationally recognised Building Planning and Design Standard (BPDS).

Our commitment to perpetuating sustainable lifestyles has been a key driver behind our design philosophy. Working within the EarthCheck framework has ensured that Riverfront will be developed with a holistic approach to responsible design. Initiatives include:

Sustainable Construction

- Principal contractor management systems developed and used to ensure sustainability policies are embedded with the builder and sub-contractors through Lucindale's own policies at Riverfront.

Energy

- Solar photovoltaic electricity generation on every home, common area and facilities.
- Architectural passive design features, ventilation, use of preserved natural vegetation.

Water and Wastewater

- Freshwater magnesium filtration for the community pool allowing re-use on gardens

Resource Management

- Composting, central waste storage and separation.

Sustainable Materials and Resource Conservation

- Earth-friendly concrete.
- Enhancement of conditions for natural flora and fauna.
- 26,000 additional native plants introduced to the precinct gardens.
- Introduction of communal vegetable gardens and beehives.
- Celebration and regeneration of a historical orchard on site for all to enjoy.
- Limited fencing to allow native fauna to traverse site.

Environmental Health

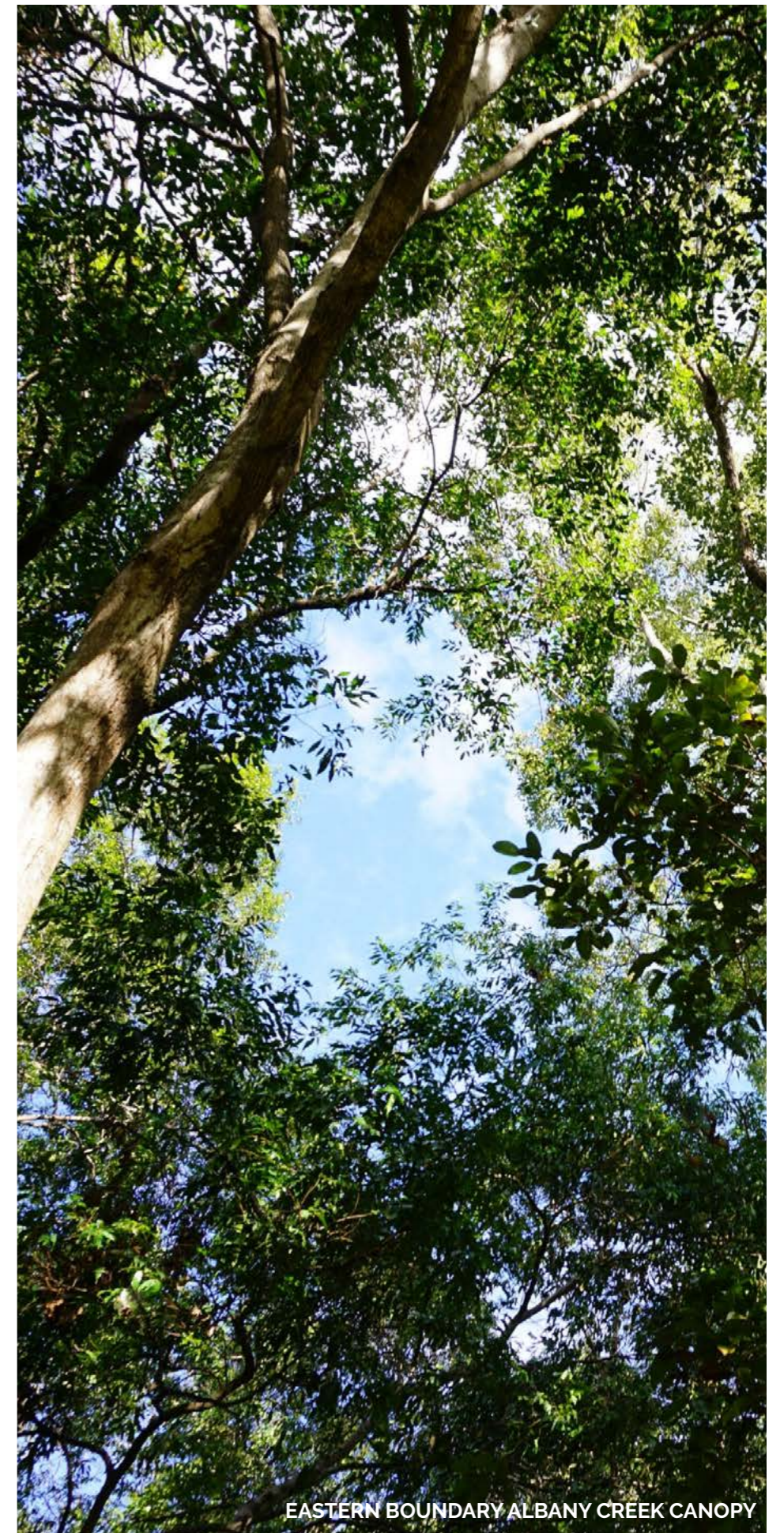
- The use of R-32 in ducted air conditioning system.
- R-32 refrigerant has zero ozone depleting potential (ODP), causing zero depletion in the stratosphere.
- Utilisation of low/no VOC paint.

Transport

- EV vehicle charging provision in every garage.

Social, Cultural and Economic

- Providing a quality place to call home that stimulates the spirit of community and promotes a balanced lifestyle and true reconnection to nature.



EASTERN BOUNDARY ALBANY CREEK CANOPY



ARTIST IMPRESSION: RIVERFRONT RESIDENCES





ARTIST IMPRESSION: RIVERFRONT RESIDENCES





ARTIST IMPRESSION OF MASTER SUITE – DARK SCHEME WITH DARK CARPET





ARTIST IMPRESSION: RIVERFRONT POOL





THE DEVELOPER

Lucindale is a Brisbane based property development company established in 2006. We colour outside the lines, and think outside the box. We're problem solvers and solutions providers.

Our team combine specialist property knowledge and passion with energy and determination to deliver industry leading outcomes in the real estate sector. Our mandate is to respect the land and the community by delivering authentic places for people to live, work and play. We're making places better.



SUSTAINABILITY PARTNER

EarthCheck is one of the world's leading business advisory groups specialising in sustainability and destination management. EarthCheck's holistic approach to responsible development and its world leading science enables destinations and organisations to design, benchmark and certify their performance with confidence and surety.

Through its platform, EarthCheck works in partnership with clients to help plan for the future and guide the design, construction and operation of smart buildings.



ARCHITECTURE & INTERIOR DESIGN

O'Neill Architecture provides broad design thinking to deliver buildings and urban environments that empower people in the way they want to live.

They believe that the quality of life of the end users create the highest value, solid strategic thinking in design is more important than following trends, collaboration is primary to success and we should all be proud of what we do.



LANDSCAPE ARCHITECTURE

CUSP are an award-winning landscape architecture and urban design studio passionate about enriching quality of life through sustainable, healthy, and resilient environments.

They support ecological diversity, strengthen environmental stability, and design resilient community infrastructure to ensure all life have the opportunity to flourish for years to come.



