



*Estilo*

ON THE PARK

CHERMSTIDE

*Estilo*  
ON THE PARK





YOUR INVITATION TO  
**LIVE WELL**



# LIVE Well AT ESTILO

Gardner Vaughan Group is proud to present Estilo on the Park! Positioned at 81 Kittyhawk Drive, Chermside, nestled between 73 hectares of protected parkland and one of the largest Westfield's in Australia.

Next door is Estilo on Kittyhawk, two towers with 116 residences, two expansive recreational areas and an ever-active community. Developed & built by GVG in 2018, Estilo on Kittyhawk has set a benchmark in community living hosting regular get-togethers, barbeques, wine tasting, fitness classes and various celebrations. It is a community that fosters new relationships between residents. A community that Gardner Vaughan Group is proud of and a community that Estilo on the Park intends to expand upon.

Like its predecessor, Estilo on the Park offers multiple recreational spaces including a podium level resort-style pool, function room, gardens and indoor/outdoor rooftop dining, as well as a kids play space.

Estilo on the Park will consist of three towers of homes crafted with elegant interiors and luxury finishes throughout, set on the edge of Seventh Brigade Park. A perfect position for a peaceful and convenient lifestyle.

This is an opportunity to be part of a growing community nestled on the last parkside location in Chermside. Come home to your tranquil retreat where you can leave behind your busy day and catch up with the people that matter.

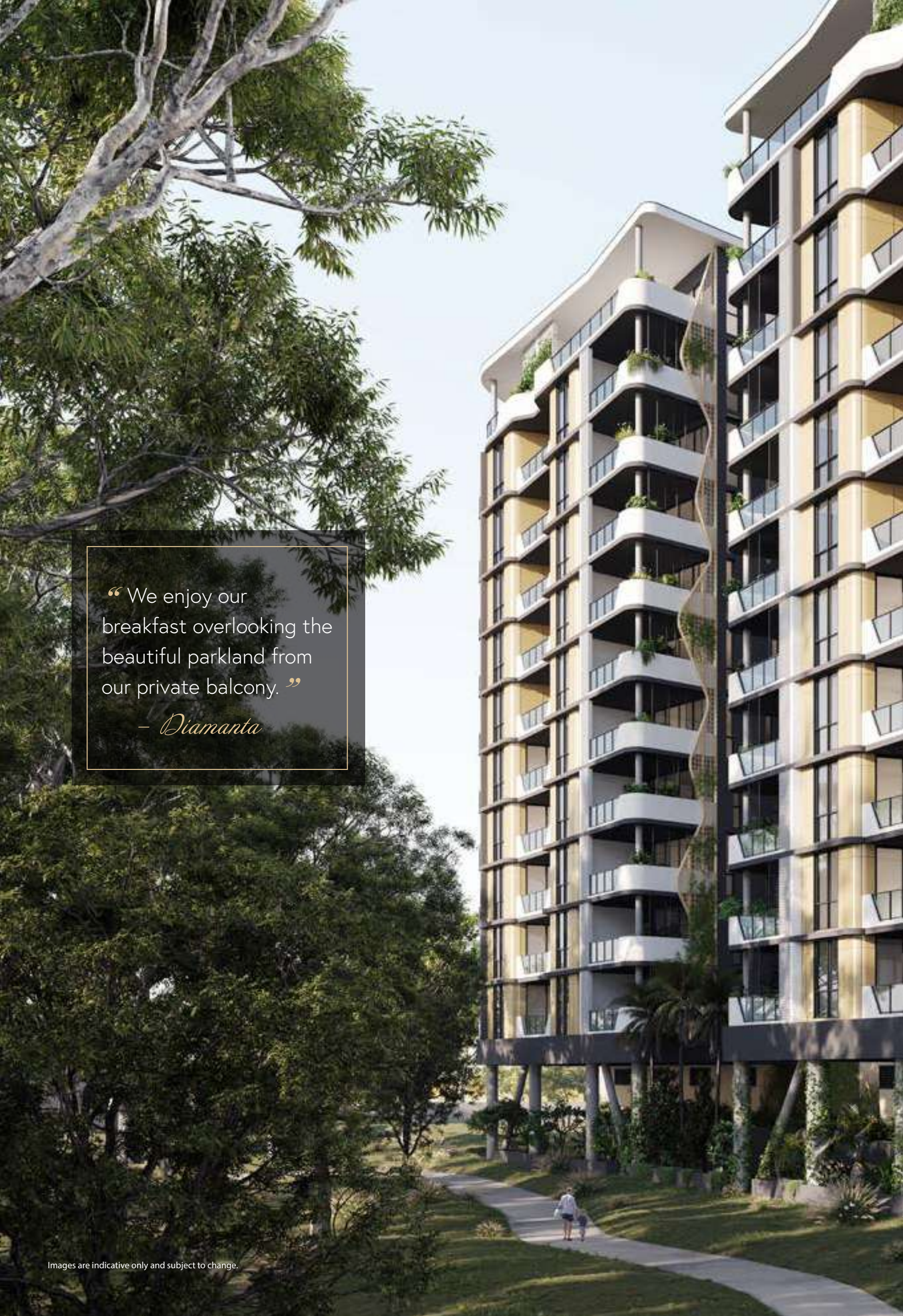
This is your invitation to Live Well at Estilo on the Park.

*Estilo*  
ON THE PARK









“ We enjoy our  
breakfast overlooking the  
beautiful parkland from  
our private balcony. ”

– *Diamanta*







# AN UNRIVALLED LOCATION

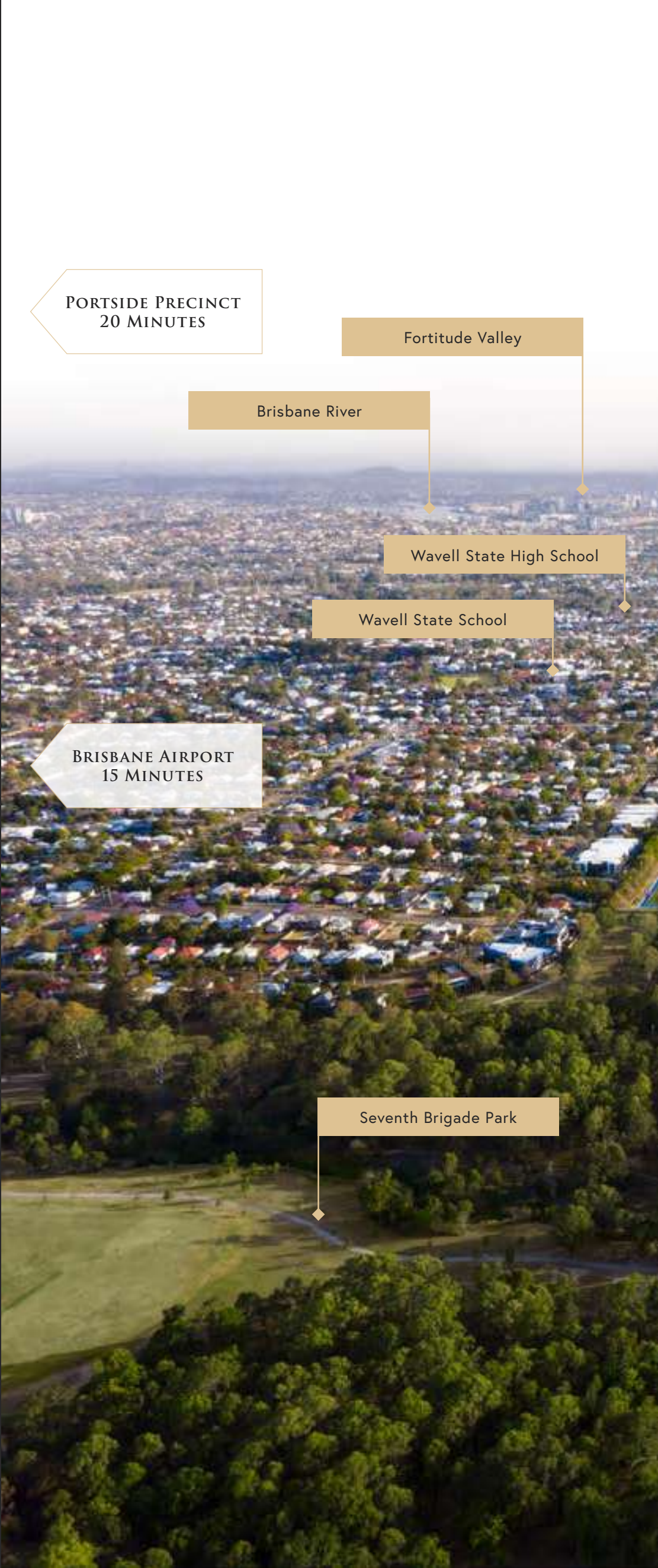
## AN EXCLUSIVE ADDRESS ON THE PARK – THE LAST OF ITS KIND!

Health & wellness, relaxation, quiet times are all front of mind in everyone's busy lifestyles. There is no other location that offers all of this and more! Estilo on the Park is central to your physical and mental well-being, with two lifestyles harmoniously integrating into one central location. Rarely do opportunities present such a lifestyle for you to enjoy, a tranquil position with an abundance of amenity all a short stroll from your doorstep.



### ESTILO ON THE PARK

81 Kittyhawk Drive, Chermside



PORTSIDE PRECINCT  
20 MINUTES

Fortitude Valley

Brisbane River

Wavell State High School

Wavell State School

BRISBANE AIRPORT  
15 MINUTES

Seventh Brigade Park





Brisbane CBD & South Bank

The Prince Charles Hospital

Chermide Aquatic Park

Chermide Bus Terminal

Chermide Library

Kedron Wavell Services Club

Westfield Chermide

HIGHWAY ACCESS  
TO SUNSHINE COAST  
56 MINUTES

Event Cinemas

Woolworths

Dining Precinct

Kidspace Playground

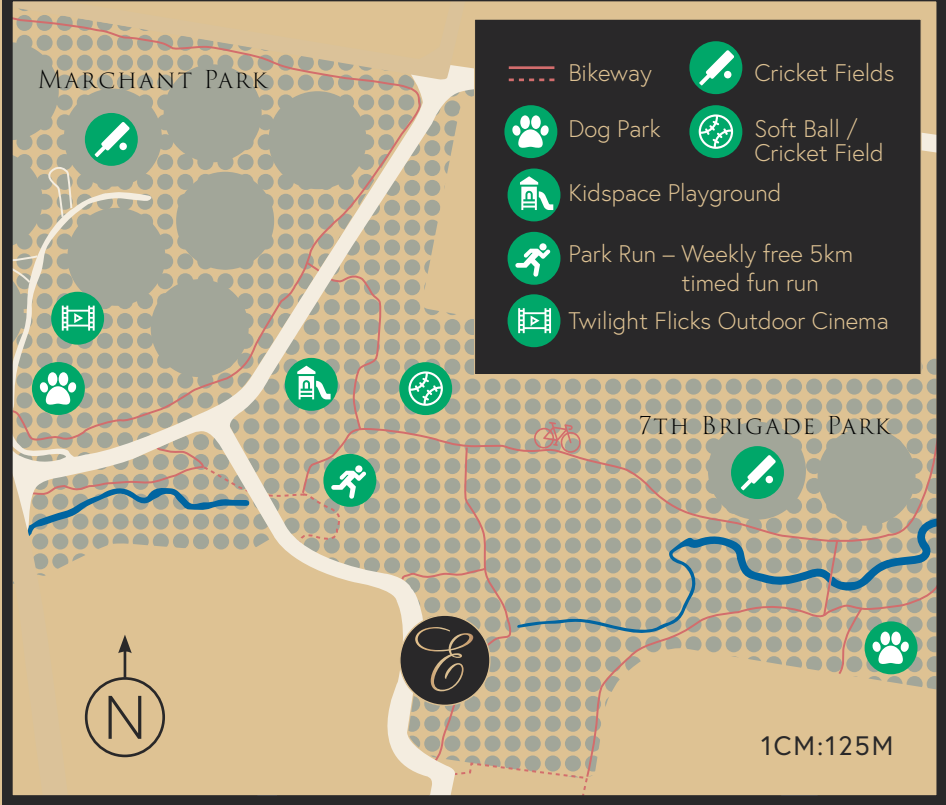




M1 HIGHWAY ACCESS TO SUNSHINE COAST ↑

AN OUTDOOR OASIS WITH PLAYGROUND AND PATHS

MARCHANT PARK



7TH BRIGADE PARK

1CM:125M

Legend:

- Bikeway
- Dog Park
- Kidspace Playground
- Park Run – Weekly free 5km timed fun run
- Twilight Flicks Outdoor Cinema
- Cricket Fields
- Soft Ball / Cricket Field



23

MURPHY RD  
Kittyhawk Dr

CHERMSIDE

STAFFORD HEIGHTS

WEBSTER RD

GYMPIE RD

STAFFORD RD

KEDRON

↓ BRISBANE CBD (20 MINUTES)

19

27

18

25

26

12

2

8

14

9

15

20

4

16

21

APPLEBY RD

22

10





# WELCOME TO THE COMMUNITY

## ★ PLACES OF INTEREST

1. Westfield Shopping Centre & Dining Precinct
2. Kedron Wavell Services Club
3. Fox Coffee
4. Fuzzy Duck Cafe

## 🌳 RECREATION

5. Seventh Brigade Park
6. Marchant Park
7. Kid Space Playground
8. Aquatic Centre & Water Park
9. Burnie Brae Park
10. Kalinga Park
11. Virginia Golf Club

## 🚌 TRANSPORT

12. Chermide Bus Terminal
13. Sunshine Train Station

## 🎓 EDUCATION

14. Chermide Library
15. Wavell State School
16. Wavell State High School
17. Nundah State Primary School
18. QUT Chermide
19. Craigslea State Primary & High School
20. Somerset Hills State High School
21. Stafford Heights State School
22. Padua College
23. Geebung State School
24. Nudgee College

## 🏥 HEALTH

25. The Prince Charles Hospital
26. St Vincents Private Hospital
27. Chermide Medical Centre



# LOCALITY LIKE NO OTHER

Whether you choose a morning run through the park or a gym workout, a coffee on the go or a lazy Sunday breakfast, Friday night drinks with friends or a romantic dinner you are positioned to experience everything this desirable location has to offer.

This is your opportunity to embrace your new lifestyle!



This is your invitation to  
*Live Well.*







# STAY CONNECTED

Estilo on the Park provides connections like no other. An opportunity to relish in the charm of living in an urban location with all the key conveniences and amenities on your doorstep. Enjoy direct access to Chermide Bus Terminal where you are never far from every convenience, the Northern transit way provides easy and quick access to the CBD. Trains only a short trip to either Northgate or Geebung stations, only 15 minutes to the Airport, accessibility couldn't be any easier in this location.

Other key locations with easy access include The Prince Charles Hospital, Kedron Wavell RSL, Chermide Aquatic Centre and Library just to name a few of the many community benefits of living in Chermide. With over 10 public & private schools in the direct vicinity, Chermide provides those choices to suit your preferences and values.





# LIVING AT CHERMSIDE

Running, walking, cycling or yoga? Whatever you want to do there are 73 hectares of open space in Seventh Brigade Park. Lush green parkland with walking tracks, children's playgrounds and relaxation zones all for you to explore.

If you prefer a slower pace in the mornings, Westfield Chermshire is home to some of the best cafes for that early morning coffee and pastry delights. If you are a discerning coffee purist you will have several five-star options to choose from.

A lifestyle destination on your doorstep – fill your day with retail, health & well-being pleasure all located only a short stroll away.

Access to as much or as little as you want all year round!















# LIFESTYLE ON YOUR DOORSTEP

With over 450 speciality stores located in Westfield, immersing yourself in retail therapy is a treat.

With an exciting outdoor dining precinct in Westfield's Northshore, you are surrounded by lush tropical gardens in a stunning open-air environment. You will be spoilt for choice with so many dining opportunities such as Casa Cibo Italian restaurant, Little Singapore, The Bavarian and the Cowch Dessert & Cocktail Bar.

All day café & dining, major department stores, essential groceries or just retail therapy – the choice is yours!





# COMMUNITY AT HEART

"Our legacy is the communities we help create. We are driven by one core value at GVG; care for our people, our staff, our partners, and especially, those who live in our communities. We care how they all live. At GVG, above all else, we care how you live!"

From the very first moment, Gardner Vaughan Group welcomes you to live your best life within a vibrant and enduring community.

At the heart of our practices, the livelihoods of all GVG members remains a key central principle. We all commonly share in one future and continually strive to advance & brighten the journey ahead.

Our GVG connect events are a valued opportunity to connect, listen and share in your lifestyle, fostering a genuine spirit of community!

Estilo on Kittyhawk has paved the way in developing and continuing these regular community events and strong bonds between their residents. Therefore we intend to build this bond for Estilo on the Park by hosting and encouraging these get-togethers and fostering community spirit within Estilo on the Park!

Whether it is over a BBQ, beer or morning tea we'd love to hear from you. We look forward to meeting you at a future event on the Estilo rooftop.









# MASTER PLAN

## SEVENTH BRIGADE PARK

Estilo on the Park offers a new home for every stage in life. With a mixture of 1, 2, 3 & 4 Bedroom custom designed apartments over three buildings.

Lujosa & Belleza – parkside 3 & 4 Bed expansive residences with parkland views, as well as 2 Bed functional floor plans with price ranges to suit everyone.

These stages will commence in October 2021 and will be due for completion in early 2023.

Esencia the third stage will be a mix of 1,2,3 & 4 bed residences with custom floorplans, functional layouts, with light & bright interiors.

This final stage will commence in early 2023 and complete in early 2024.

Estilo on the Park offers its residents a podium level resort style pool, lush tropical gardens, quiet seating with recreational areas as well as a fully functional rooftop. The rooftop on Esencia offers an indoor function and dining room, outdoor dining, herb garden and recreational spaces as well as kids playroom.

Your new home will offer versatile, stylish interiors with expansive indoor/ outdoor living in an unrivalled location – make your new home Estilo on the Park.



| BUILDING | COMMENCEMENT | COMPLETION |
|----------|--------------|------------|
| LUJOSA   | OCT 2021     | FEB 2023   |
| BELLEZA  | OCT 2021     | MAR 2023   |
| ESENCIA  | EARLY 2023   | EARLY 2024 |



NORTH







## ARCHITECTURALLY DESIGNED

The design is a perfect balance of its surrounding environment responding to the tranquil parkland with integrated indoor/ outdoor living while enhancing the location with the vibrant retail & dining abundance at Westfield.

Estilo on the Park embraces innovative design with functional living spaces, whilst encapsulating its natural surrounds. Natural light and cross ventilation are cleverly considered throughout to ensure livability in this superb location.

The facade is contemporary with a Spanish twist that is carried from the streetscape and lobby through to the rooftop dining, the arches adopt a reference to the Spanish essence of 'Estilo' and the clever use of accents complement the look and feel!

Estilo on the Park has been designed to be enjoyed by its residents in their own time, all of the time!







“Very quiet, very private and we are very settled. Everyone is easy to socialise with.”

– *Dianne & Ed*







## COMMUNITY ABODE

Gathering spaces to reflect the Queensland lifestyle. Relax in the large central pool & recreation spaces surrounded by resort style facilities and tropical gardens. An oasis in the sky with the rooftop formal and informal havens to celebrate with friends and family, a place to enjoy all year round.





Full indoor rooftop function room with gourmet kitchen facilities to host your next special occasion.

Rooftop outdoor relaxation zones, dining areas as well as a kids play area, free time for parents or grandparents!

Podium level pool & recreation area surrounded by lush tropical gardens – your time to reflect!





# COMFORTABLE LIVING OVERLOOKING THE TREETOPS

Residents will enjoy the privilege of rare parkside living in house-sized apartments with custom designed interiors to bring the outdoor & indoor spaces cohesively together. Balcony spaces and living areas seamlessly integrate to celebrate this tranquil location.

## LUXURY

- Contemporary cabinetry in the kitchen and bathrooms.
- Stylish European tapwear.
- European appliances.
- Stone benchtops throughout.

## LIVABILITY

- Zoned & ducted air-conditioning.
- High ceilings.
- Ceiling fans.
- Foxtel & NBN ready.
- Acoustic glazing for whisper quietness.

## SECURITY

- CCTV surveillance.
- Remote access to underground car parking.
- Floor only swipe access cards.
- Onsite building manager.
- Video intercom for visitor access.









## CRAFTED INTERIOR DESIGN INCLUSIONS

All new developments are deserving of freshly crafted interior colour schemes and Estelle Elliott Interior Designs have crafted elegant, timeless and tasteful interiors to keep the spaces open, light and comfortable. These beautiful interior choices include refined natural finishes and neutral palettes to provide residents with the opportunity to personalise the space in their own way.



# EXCLUSIVELY DESIGNED INTERIORS



## COLOUR SCHEMES

**Vienna** – clean and crisp black & white accents.

**Ritz** – warm neutral colour palettes of soft greys & whites.

**Terrene** – a mix of warm timber tones and fresh terrazzo compliments.

(PICTURED) VIENNA FINISH



# SLEEK AND CONTEMPORARY BATHROOMS



(PICTURED) TERRENE FINISH





## EXQUISITE KITCHENS





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CHERMSIDE