



Reval

1300 427 247 | reval.com.au



A PACIFIC GROUP PROJECT

RETURN TO ANOTHER PLACE AND TIME

Before city living turned into a cramped and hectic affair, Australians could take a lot for granted. Enjoy the spoils of metropolitan culture; yet also stay connected to nature. Study or work where the best opportunities were. Return home to relax and recharge in the great outdoors. But in many places, this lifestyle has now faded into memory.

Fortunately, in Kuraby, it's still a reality.

Here, only a 20-minute drive from Brisbane CBD, you have every convenience around the corner. Schools, Childcare facilities, shopping centres, parks and recreational facilities and easy access to public transport. It's all right at the doorstep of one of Brisbane's largest remaining natural havens: the protected 900-hectare Karawatha Forest Park. For work and play, this home is made for life.

Welcome back to the Australian way.



DISCOVER A GREEN GEM

Situated 16km southeast of Brisbane CBD, Kuraby offers a unique mix of convenience, city access and countryside delights. Ismaeel Circuit not only offers proximity to schools, shops, public transport and the entertainment hub of Sunnybank Hills, but also the call of the kookaburra and a luxurious green and healthy lifestyle. Indeed, this sanctuary is so pristine, a special land bridge for wildlife has been constructed nearby. Yet, with convenient access to both M1 and M2, the city is only a short 20-minute drive away. An investment here simply cannot be matched, and returns are bound to increase all the more as adjacent suburbs are built out.

At Ismaeel Circuit, you will quite literally have a natural advantage.



FIND THE PERFECT BALANCE

Enjoy peaceful seclusion and proximity to numerous lush parklands and recreational areas as well as quick access to the full range of modern conveniences:

Within Walking Distance

- Kuraby restaurant precinct
- Kuraby Station
- Metro Medical Centre
- Kuraby Station Surgery
- Kuraby Farmers Market

- Multiple Gyms
- Bunnings Compton Road
- Underwood Marketplace

Within five minutes' drive

- Kuraby State School
- Kuraby Grove Child Care Centre
- Chipmunks Playland & Café

Within 10 minutes' drive

- Sunnybank Hills Shopping Town (8 majors and 80 specialty stores)
- M1 Pacific Motorway
- M2 Gateway Motorway
- Runcorn State High School
- Warrigal Road State School



TAKE IT ALL FOR GRANTED

Surrounded by ample setbacks, Ismaeel Circuit is strategically positioned in a glade on a gently sloping hillside, offering natural seclusion. This tranquility is complemented by modern architecture with clean, minimalistic lines and discrete colour schemes that marry well with the lush surrounds. A good place to return to after a busy day at work or school.

The location and forrest-style layout of the 26 properties



MAKE ROOM FOR LIFE

For all the modern architectural flair, Ismaeel Circuit is supremely liveable. Here, there's a time and a place for everything and everyone. Morning coffee on the sunny patio; just you and the newspaper. After-school playtime in the spacious lounge. Room to think in the private study. Luxurious pampering in the fresh en suites. Buzzing dinner parties in the open-plan kitchen. Quiet tête-à-têtes on shaded balconies. Complete relaxation in the plush bedrooms. It's all in a day at Ismaeel Circuit.

You'll soon find your own favourite spot for each of life's little treats.





SAMPLE SCHEDULE OF FITTINGS

External

- Engineer-designed concrete footing and slab
- Australian-standard timber frame & roof trusses
- Australian-standard termite protection & treatment
- Brick ground floor wall
- Texture-painted cladding walls
- Colorbond sheet roofing
- Full wall & ceiling insulation: wall wrap & roof sisalation
- Metal fascia & gutter
- Glass balustrades with powder- coated handrails
- Powder-coated aluminium windows & sliding doors
- Solid-core Corinthian front door with feature glass
- Automatic remote-control
- Colorbond garage lift door
- Security screens for all external windows and sliding doors

AIR CONDITIONING

- Energy-efficient ducted system
- Control pads for upper& lower floors

OUTDOOR

- Concrete driveway & pathways
- Letterbox & stainless-steel number plate
- All retaining walls & boundary fences to engineer's design & certification
- Low-maintenance landscaped gardens & turf
- TV antenna
- Mounted clothes line
- Fully fenced yard with treated timber

INTERNAL

- Security code system
- Gainsborough tri-lock on front door
- Modern flush internal doors in gloss finish
- Lockable windows & internal doors
- Roller blinds on windows and sliding doors?
- Satin-chrome door furniture
- Plasterboard walls with timeless cornice
- Bevelled skirting & architraves
- Built-in robes with shelves & clothes rail
- Mirror sliding doors to robes
- Timber stairs with stained hand rails & metal balustrading
- Quality washable paint
- Feature colour wall

SAMPLE SCHEDULE OF FITTINGS

Smile at the fine print

From the six-star energy construction through the practical storage spaces to the stainless-steel appliances and Godfrey Hirst carpet, you'll recognise that plenty of thought went into every last detail at Ismaeel on Bradford.

DESIGNER KITCHEN

- Designer kitchen cupboards with gloss vinyl doors
- Stone benchtop
- Microwave cavity
- Modern two-door, 1,000mm fridge opening
- Stainless-steel two-bowl kitchen sink
- Chrome mixer tapware
- Stainless-steel oven
- Stainless-steel ducted range hood
- Stainless-steel dishwasher
- Stainless steel gascooktop
- Ample storage space
- Pantry cupboard

FLOOR COVER

- Porcelain tiling on lower floor
- Godfrey Hirst carpet with gold underlay in bedrooms, robes & hallways
- Quality non-slip tile to balcony & patio floor

BATHROOM WC & LAUNDRY

- Vitrified stone splashback
- Vanity with poly-marble top
- China basin
- Chrome mixer tapware
- Modern bath tub (if applicable)
- Chrome bathroom accessories
- Chrome framed mirror
- Chrome framed shower screen with clear laminate glass
- Stainless-steel laundry tub with chrome mixer
- Provisions for washing machine & dryer
- Porcelain floor tiles in bathrooms & WC
- Floor-to-ceiling tiling in bathrooms

ELECTRICAL

- Single-phase electrical grid connection
- Circuit-breaker board with earth leakage system
- Direct-wired smoke detector
- Double TV points
- Ample power points
- Energy-efficient quality lighting
- Gas hot water system

ENVIRONMENTAL

- Six-star energy rating construction
- Energy-efficient lighting
- Water-saving dual-flush toilets
- Water-saving tapware & shower heads

PACIFIC ENTERPRISES

Specialising in medium-density living, Queensland-owned and operated Pacific Enterprises Group have built a solid portfolio of domestic and international developments over the past 15 years. In the Brisbane area, we have recently completed several medium-density projects in south-side suburbs Calamvale, Carindale, Doolandella and Eight Mile Plains.

Whether you're looking to invest or make a home for yourself, we offer a very straightforward method: stay focussed on excellence each step of the way. And this isn't mere lip service. Making significant equity investments in each project, we quite literally put our money where our mouth is. So that when we win, you win.

Right from the initial analysis of demographics, accessibility and growth projections through architectural blueprints and construction engineering down to the finest details of interior designs and fittings, the trademark quality of the Pacific Enterprises Group stands up to the closest of inspections.



DISCLAIMER

Whilst every care has been taken in the preparation of this document, it is for guidance only. This developer and its agents make no warranty or representation as to the accuracy, reliability, currency or completeness of the information herein contained: illustrations, diagrams and photography are for presentation purposes only. Interested parties should satisfy themselves as to the accuracy, reliability, currency or completeness of each description or reference. All information herein is subject to change without notice. Prices are inclusive of GST on the basis that the vendor elects to supply under the margin scheme.





Reval

1300 427 247 | reval.com.au

**YOUR SEARCH
COMPLETES
HERE**



**BUY YOUR
DREAM HOME
TODAY**

CONTACT DETAILS

Harman Jolly

0404 083 300

hjolly@reval.com.au

