

Sold

Kalbar Homestead is an integrated retirement community facility located within substantial open spaces, revegetated natural landscapes and watercourses.

Designed to reflect the existing rural character, Kalbar Homestead will appeal to retirees from rural and regional areas who are seeking to be close to family and amenities in the major SEQ centres but desire a rural environment. The design optimises the site's stunning views of the beautiful scenic rim and the natural attributes of its topography.

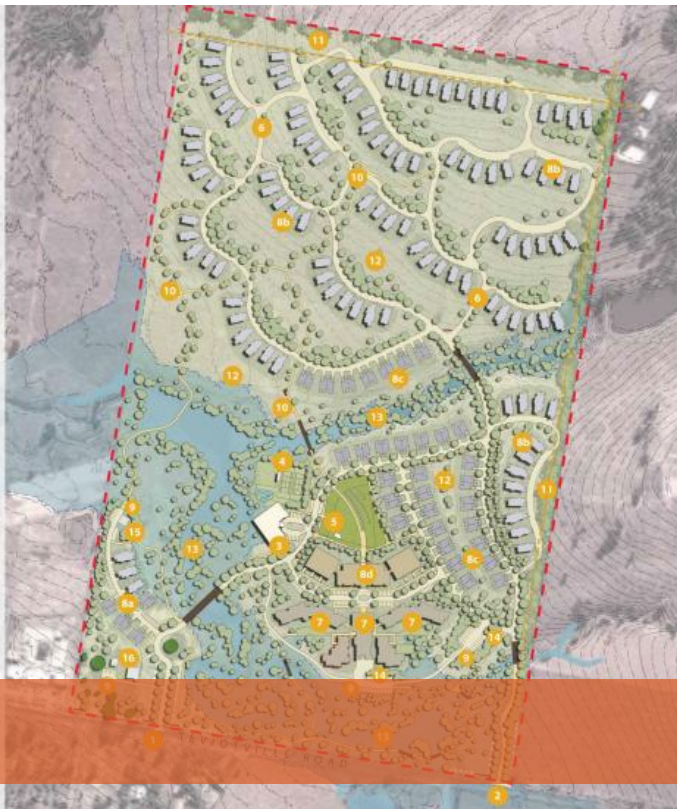
The integrated community provides residents with affordable independent living dwellings, high care facilities, community centre and abundant active and passive recreational amenities.

The aim of the proposed development is to provide an integrated and contemporary country themed residential retirement/aged care community, providing a high level of design quality. The project is designed to appeal to the local and regional rural retirement market, with a range of housing options that provide a savings price point for maximum appeal and market spread. The community is to be a benchmark project for rural retirement and aged care projects.

Principles of Ecologically Sustainable Development are to be incorporated throughout the project. By designing a multi-sustainable residential community, there will be social, environmental and economic benefits for residents and for the broader community.

The overall approach of the Kalbar Homestead landscape vision will deliver outstanding functional and aesthetic outcomes which are complementary to both the local environment and the adjacent community of Kalbar.

- 1 MAIN ENTRY
- 2 SECONDARY ENTRY
- 3 "HOMESTEAD COMMUNITY BUILDING"
ARRIVAL, RECEPTION, COMMUNITY MEETING AND GENERAL MULTI USE - REFER DETAILED CONCEPTS
- 4 "COMMUNITY LEISURE HUB" - REFER DETAILED CONCEPTS
RECREATION, TENNIS, BOWLS, COMMON GARDENS & SWIMMING POOL
- 5 "THE CENTRAL GREEN"
FORMAL COMMUNITY EVENTS AND PERFORMANCE AND OPEN SPACE WITH STAGE AND SHELTER STRUCTURE, ARBOUR, FURNISHINGS AND GARDENS
- 6 VEHICLE | DRIVEWAY CIRCULATION
LOW KEY VEHICLE & SHARED PEDESTRIAN CIRCULATION - REFER ACCESS AND CIRCULATION PLAN
- 7 HIGH CARE FACILITY - REFER DETAILED CONCEPTS
- 8 INDEPENDENT LIVING UNITS
- 9 - A | DUPLEX DWELLINGS/STAFF/SHORT STAY ACCOMMODATION UNITS - 1, 2 & 3 BEDROOM ATTACHED AND DETACHED DWELLINGS/TYPHOLOGIES - REFER DETAILED CONCEPTS
- 10 - B | HILLSIDE HOMES - A RANG OF 1, 2 & 3 BEDROOM LIGHT WEIGHT CONSTRUCTION DETACHED DWELLINGS ON THE HILLSIDE AREAS - REFER DETAILED CONCEPTS
- 11 - C | DUPLEX TOWNHOMES - 2 BEDROOM DUPLEX TOWNHOMES - REFER DETAILED CONCEPTS
- 12 - D | SUPPORTED LIVING APARTMENT - REFER DETAILED CONCEPTS
- 13 CAR PARKING
RESIDENTS, STAFF & VISITORS - INCLUDES BICYCLE PARKING & SERVICES FACILITIES
- 14 RECREATION TRAIL NETWORK - INFORMAL, SHARED PATHS FOR PETS & PLAYERS, FOOTPATH, TRAILS & BIKEWAYS - INCLUDES OF TREES, SEATING AREAS AND PERFORMING ARTS AND RECREATION ELEMENTS
- 15 LANDSCAPE BUFFER - USING LOCAL NATIVE SPECIES, ARRANGED IN A PROGRESSIVE CORRIDOR AND CORRIDORS AND INCORPORATING SCULPTURE SETBACK - TYPICAL MINIMUM 10M TO BUILDINGS ALONG EASTERN AND 30M ALONG NORTHERN BOUNDARY - REFER LANDSCAPE PLAN
- 16 LANDSCAPE GENERAL/COMMON OPEN SPACE - INFORMAL AREAS CONSISTING PRIMARILY OF LOW GRASSLAND UNDERSTORY & BANGALOW LOCAL NATIVE TREE PLANTINGS - REFER LANDSCAPE PLAN
- 17 RIPARIAN CORRIDOR - INCORPORATING STREAMER QUALITY & WETLANDS FOR EDUCATIONAL AND RECREATIONAL PURPOSES - REFER LANDSCAPE PLAN
- 18 REFUSE COLLECTION POINT
- 19 MEN'S SHED FACILITY
- 20 MANAGER & SALES FACILITIES - LOCATED WITHIN EXISTING EXHIBITION HALL BUILDING
- INDICATIVE Q200 FLOOD LINE
- LANDSCAPE BUFFER EXTENT



163 Teviotville Rd, Kalbar



Expressions of interest for DA Approved Retirement Village Resort

Kalbar Homestead will be an integrated retirement resort in a rural setting offering a range of affordable housing options, resort like communal facilities and on-site care options. The vision is to provide a spacious, rural environment for retirees combined with access to resort like communal facilities and varying on-site aged-care services and facilities, all located within easy access of family and facilities in the major SEQ cities of Brisbane, Ipswich, Logan and the Gold Coast.

Kalbar Homestead will offer a range of housing options designed to suit the needs of a wide variety of residents. These housing options will include: Independent Living villas (ILV) and duplexes, supported living apartments and residential aged care facilities. Retirees can enjoy an independent living lifestyle with access to resort like facilities, in the comfort of knowing that specialist aged care services and facilities are available at their doorstep if, and when needed. The ILVs have been specifically designed to accommodate and connect with recreational vehicles thus serving as a homebase for grey nomads. There is flexibility to deliver the ILV's under the Manufactured Homes Estate Act or Retirement Village Act.

DA Approved -Comprising:

110 x Independent Living Hillside Villas (ILV)- 1,2 and 3 bedrooms

10.00 ha

Price	SOLD
Property Type	Commercial
Property ID	223
Land Area	10.00 ha

Agent Details

Steve Smith - 0408 192 669

Office Details

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0418 766 911



70 x Independent Living Duplexes (ILD) – 2 bedrooms

38 x Supported Living Apartments (SLA) 38

60 x Residential Aged Care (including a dementia wing) - (RAC)

(with provision for an additional 12 room wing)

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.