



THE SUNFLOWER RESIDENCES  
CALAMVALE

A HARMONIOUS  
BLEND OF  
ELEGANT  
ARCHITECTURE  
AND GRACEFUL  
INTERIOR DESIGN.

IDYLLIC PARKLAND LIVING

IN THE HEART OF

CALAMVALE



BUILT OVER 3 STAGES, THIS IS YOUR CHANCE  
TO SECURE ONE OF THE FIRST 20 RESIDENCES  
TO BE RELEASED.

Adjoining a peaceful park in a quiet cul-de-sac,  
The Sunflower Residences presents a perfect balance between natural  
beauty and architectural form.

This beautiful collection of 71 premium townhomes encompasses a  
tree lined welcoming central street connecting to three smaller pockets,  
combining elegant architecture, landscape design and the area's own  
natural beauty to create a singularly unique lifestyle.

**Prices start from \$449,000.**



THE SUNFLOWER RESIDENCES  
CALAMVALE

LIVE OUTSTANDINGLY IN A SECURE COMMUNITY

ENCOMPASSING TIMELESS ARCHITECTURE WITH

REFINED LUXURIOUS INTERIORS





THE SUNFLOWER RESIDENCES  
CALAMVALE

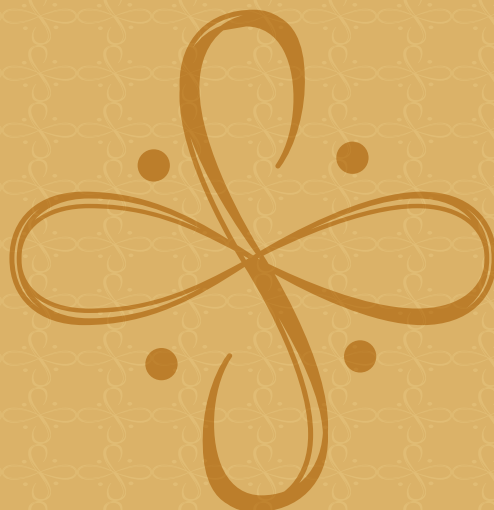


Located in the heart  
of the Calamvale  
community, within  
walking distance to all  
that the peaceful leafy  
suburb has to offer.

Calamvale boasts an abundance  
of amenities for all your lifestyle  
whims.

Close to Schools, Colleges,  
Childcare, Shops and Cafes,  
life is just more pleasant in  
Sunflower Crescent.

Your local bus stop is just a stone's  
throw away, with connectivity to  
all major arterial roads just around  
a few corners.

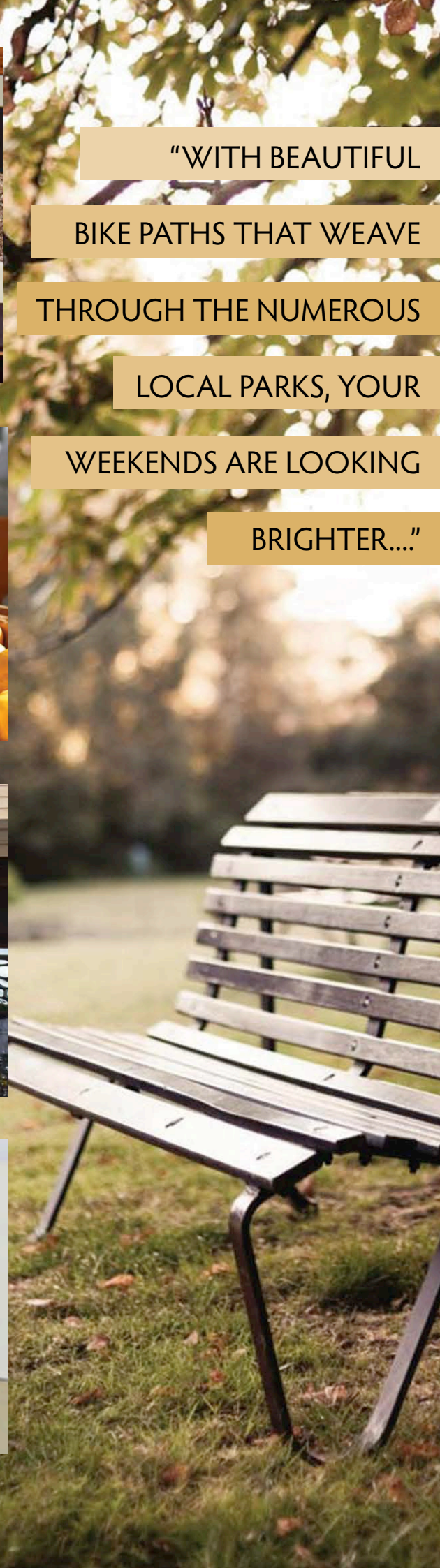




"WITH BEAUTIFUL  
BIKE PATHS THAT WEAVE  
THROUGH THE NUMEROUS  
LOCAL PARKS, YOUR  
WEEKENDS ARE LOOKING  
BRIGHTER..."



Your choice of local shopping centers or take the short drive to enjoy some world renowned shopping at nearby Garden City.



ONLY 25 MINUTES FROM  
BRISBANE CBD AND CLOSE TO  
ALL MAIN ARTERIAL ROADS.

The Sunflower Residences  
are located within the  
High Performing Stretton  
Junior & Senior College  
Catchment zone.

Choose from a host of  
local shops, visit family  
friendly parks or cycle the  
numerous bike paths, it  
really is the perfect place  
to call home and enrich  
your life.



LOGAN MOTORWAY



Medical Centre, Child Care Centers and all modes of transport are within reach.

Just a short drive to world class shopping at Garden City Westfield



CALAMVALE DISTRICT PARK

CALAMVALE COMMUNITY COLLEGE

CALAMVALE SHOPPING CENTRE

WOOLWORTHS CALAMVALE MARKETPLACE

BUS STOP ROUTE 150 HONEYSUCKLE WAY AT SUNFLOWER

GOWAN RD PARK

STRETTON EARLY LEARNING CENTRE

STRETTON STATE COLLEGE

STRETTON STATE JNR COLLEGE

Just a short stroll to Calamvale Marketplace Shopping Centre

COMPTON RD

SUNNYBANK HILLS SHOPPINGTOWN

GYM

CALAMVALE CENTRAL SHOPPING CENTRE

CHILDCARE

CALAMVALE

BEAUDESERT ROAD

GOWAN RD

NOTTINGHAM RD

ALGESTER RD

ILLAWEENA ST

LOGAN MOTORWAY

GATEWAY MOTORWAY

THE INTERIOR SELECTION IS ELEGANT AND  
TIMELESS, TEAMED WITH A SPACIOUS  
LAYOUT OVER 2 LEVELS.



FEATURING 3 & 4 bedrooms, study nooks  
and your own private courtyards & patios. The  
superior finishes and fittings include ducted air-  
conditioning, quality carpet and tiles throughout,  
elegant stainless steel appliances and stone bench  
tops, ceramic cooktop and electric oven.





Thoughtful open planning creates an enhanced sense of space, enriched by the seamless interaction between the indoor and outdoor living environments.

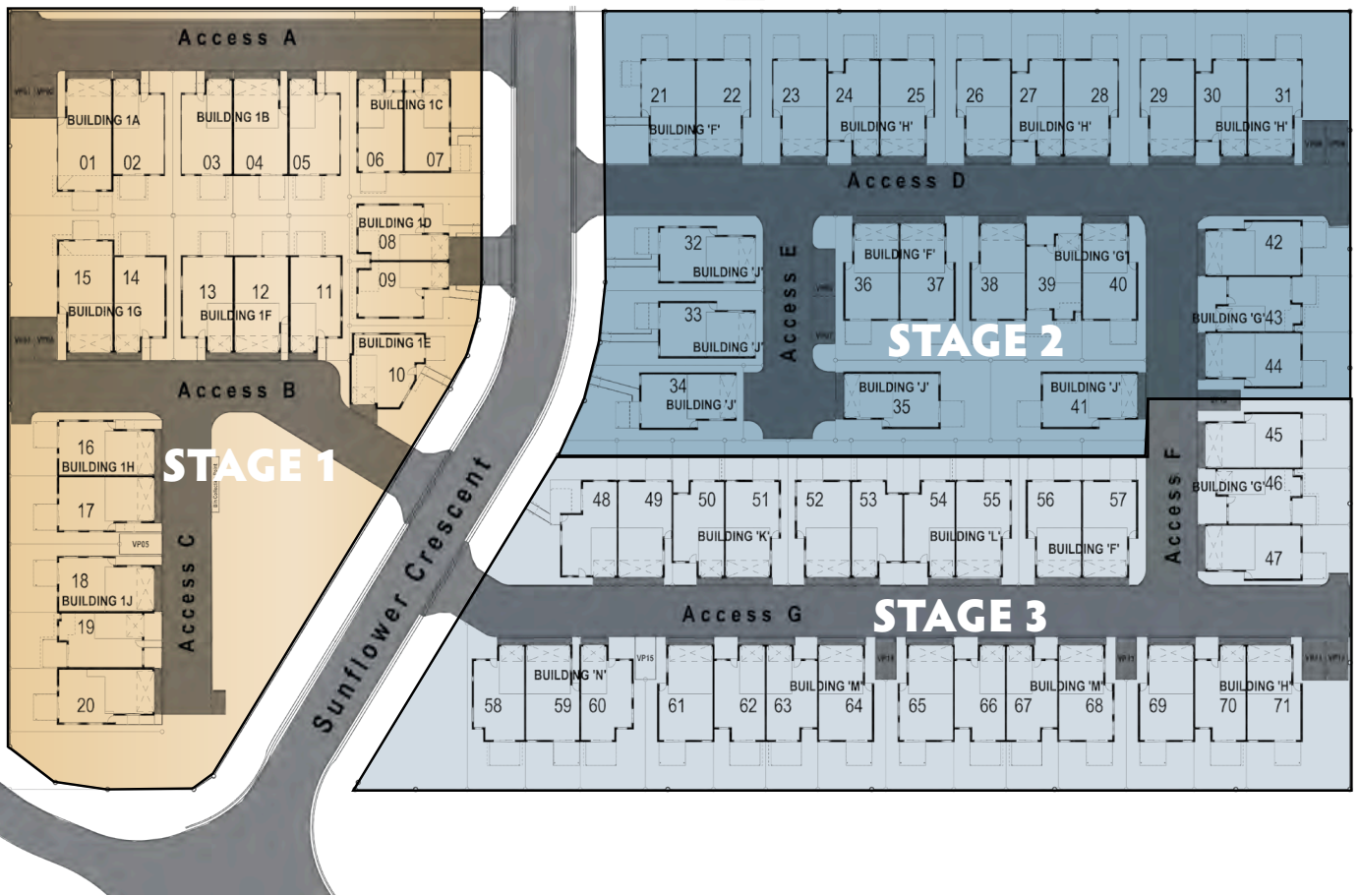


THE SUNFLOWER RESIDENCES  
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STAGE 1 OF THE SUNFLOWER RESIDENCES

FEATURES 20 LUXURY TOWNHOMES WITH

3 DIRECT ACCESS POINTS.



THE DEVELOPMENT  
IS SET OUT OVER  
3 STAGES WITH  
STAGE 1 SELLING  
NOW!



Landscaped pathways and  
tree lined footpaths make this  
sunny and bright sanctuary  
feel like home.

TYD GROUP IS PROUD TO BRING YOU THIS

TRULY UNIQUE MIX OF LOCATION,

LIFESTYLE AND PRESTIGE.

## ABOUT US...

Established in 1982, TYD Group is an award winning large scale company specializing in construction, development and property management, both in China and Australia.

In the Brisbane area, TYD Group's latest projects include recently completed luxury townhouses and apartments in Calamvale, Eight Mile Plains, Mount Gravatt and Yeronga.



STAGE 1  
IS SELLING  
NOW!

SECURE YOUR  
HOME TODAY!

Current projects soon to be released include a boutique project in West End and a Townhome development in Stretton.

TYD Group's long term objective is to develop and build the highest quality residences across the Brisbane area, providing their customers the best level of lifestyle living and enjoyment.

Visit [www.tydevelopment.com](http://www.tydevelopment.com) for further information.



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CALAMVALE



PROUDLY DEVELOPED BY  
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