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A L B A A L B A N Y C R E E K

On a quiet street veiled
by leafy reserve and
meandering waterways
lies a series of residences
crafted for modern living.

Presenting Alba – curated
family-size terrace homes
residing amongst natural
beauty in scenic Albany Creek.

A L B A A L B A N Y C R E E K

— Inspired by and designed
for life in Albany Creek



ARTIST IMPRESSION



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A rare and special new address.

Elegant and well-proportioned, Alba's welcoming street scape is defined by a sense of balance between natural and architectural elements. A robust linear form is offset by abundant greenery, creating a modern yet soft and unimposing presence.

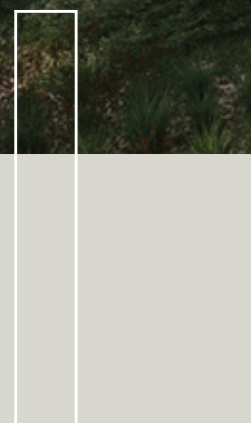
The varied facades appear modern yet familiar, embracing warm materials including timber and homely pitched roofs, while individual entries lined with greenery cultivate a considered arrival experience and a beautiful sense of place.

An outlook of greenery and serenity.

The chirp of a bird, the warmth of the sun, the sway of the trees in a cooling breeze. These are just a few of the perks of waking up amongst nature. No matter which way you look, these are homes that epitomise relaxed luxury to make the most of their tree-top neighbours.



ARTIST IMPRESSION







Unveiling the open-plan living area — a place of comfort and connection.

The heart of the home, the open-plan living area presents a haven for modern living. Here, generous proportions are accentuated by expansive windows, allowing an abundance of light to stream in and illuminate the space.

Connecting directly to the terrace, residents will be able to open the sliding doors to create an indoor-outdoor living sanctuary with plenty of room for entertaining.

Championing a combination of timber and natural stone, the elegantly restrained finishes palette is the perfect counterpoint to the backdrop of greenery.





ARTIST IMPRESSION - THE GREENSILL (DARK SCHEME)

Entertain in style and live
your every day with ease.

For the culinary inclined, the kitchen is an expression of
functionality, convenience and sophistication, sparking
inspiration on any day of the week.



The large central island, stone benchtops, and butler's pantry offer an
abundance of space, while premium appliances, luxury tapware, and a
built-in wine fridge provide all the finishing touches you could possibly need.









Texture, tone
and tranquility
— the hallmarks
of the Alba
bathrooms.

Feature mosaic tiles and modern tapware provide depth and dimension, and the floating double vanity with warm ribbed timber cabinetry provides considered storage options for easy, practical living. The open walk-in shower fosters a hotel-style luxury, finishing the bathrooms with an overall feel of luxe and space.



Rest, relax, restore in an
oasis within a paradise.



Nothing says relax quite like lounging by the pool on a warm afternoon. And Alba's resident's recreation area is perfectly positioned for basking in the sun.

Get into the relaxed holiday mood on one of the pool-side recliners. And when the sun begins to fade, gather around the barbeque with family and friends and watch the play of filtered light between the trees as afternoon turns into evening.





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Home to everything from expansive football ovals to vibrant entertainment clubs and recreation, facilities are aplenty here, creating a rich community atmosphere.

Whether you're looking to reconnect with nature or get active in a lush, leafy setting, Albany Creek is the picturesque suburban oasis for you.



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Community,
connection and
convenience.

ALBANY CREEK

WOLTER PARK

BRISBANE CBD
30 mins

ALBANY CREEK STATE SCHOOL

ALBANY CREEK VILLAGE

Home to a Coles Supermarket, a variety of fresh and fast food options plus lifestyle, beauty and health services.

ALBANY CREEK ROAD

SANDY CREEK

GREENSILL ROAD

SOUTH PINE RIVER

ALBA

Naturally connected, conveniently close.

CHILDCARE & EDUCATION

1. Goodstart Early Learning
2. Happy Hearts Child Care and Kindergarten
3. Green Leaves Early Learning
4. Albany Creek State School
5. Albany Creek State High School
6. Albany Hills State School
7. All Saints Primary School

HEALTH

8. Everyday Medical
9. Albany Care Medical Centre
10. Prasads Medical Centre
11. Albany Creek Doctors

SHOPPING

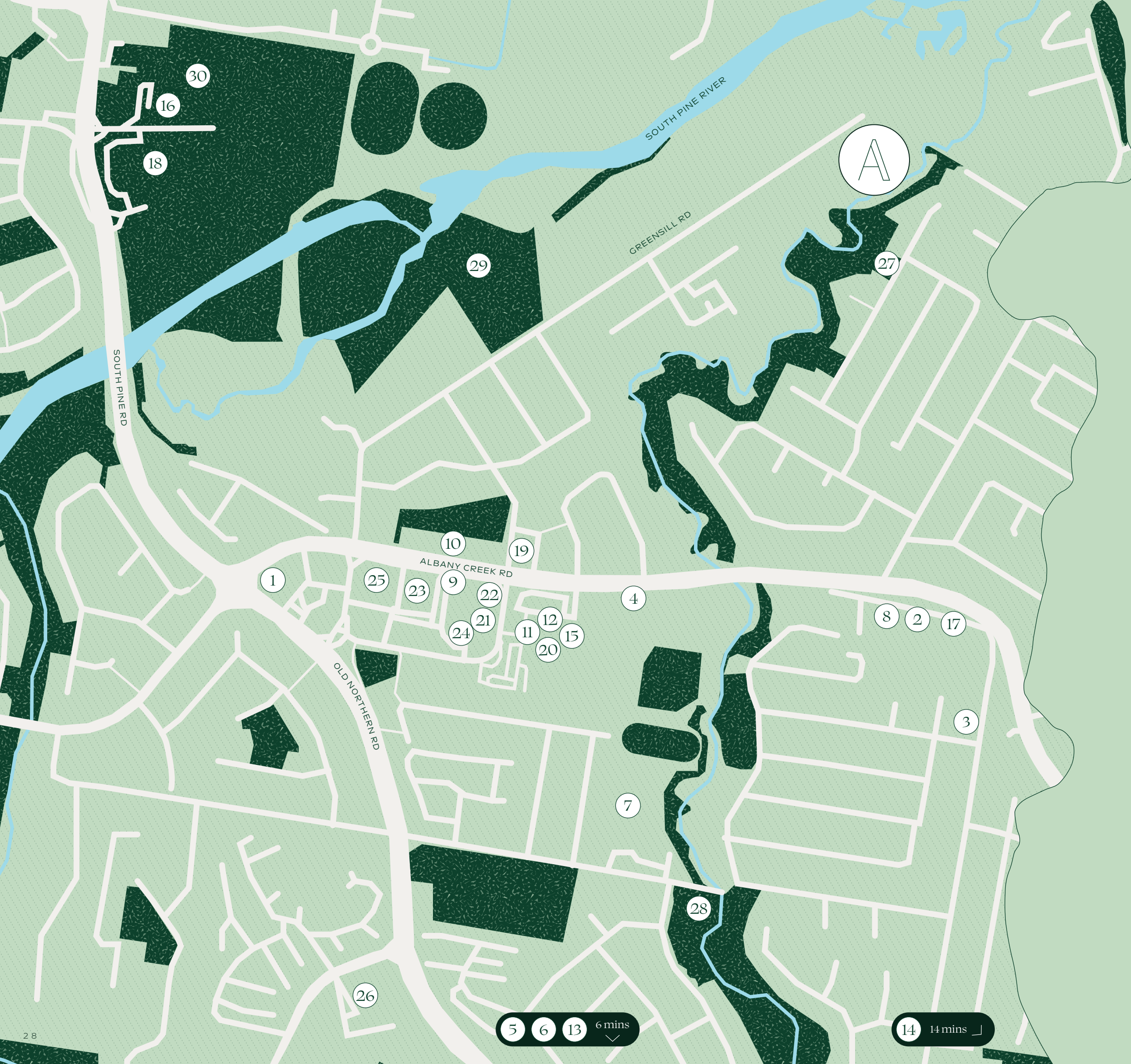
12. Albany Creek Village
13. Albany Creek Central
14. Westfield Chermside
15. Coles
16. Woolworths
17. Aldi

EAT & DRINK

18. Eatons Hill Hotel
19. White Horse Ranch
20. Il Baretto
21. Wiseguy Espresso and Schnitzel Bar
22. Portabella Restaurant
23. Dan Murphy's
24. Which Craft Beer
25. Albany Creek Tavern

PARKS & RECREATION

26. Albany Creek Leisure Centre
27. John Leitch Memorial Park
28. Tom Simpson Park
29. Mountford Park
30. South Pine Sports Complex



Meet the team behind ALBA.



PESDEV GROUP

A privately-owned Brisbane-based property development company with a successful and well-established history of delivering premium visionary projects, the PesDev Group create unique and inspiring homes.

Focused on high-end affordable living in Brisbane’s Northern suburbs, PesDev Group understands buyers are looking for practical and spacious floor plans with high-end appliances and fittings.

This understanding, alongside their application to quality delivery, is evident in the sell-out success of their previous projects.

Alba Residences, PesDev’s newest project, builds on the Groups’ approach to create ultimately livable homes. Striking the perfect balance between natural and architectural elements, all inspired and designed for living in Albany Creek, Alba delivers an intelligently designed community with a beautiful sense of place.



RED DOOR ARCHITECTURE

Red Door Architecture is a boutique design studio based in Brisbane focused on creating outcomes for clients that incorporate their spatial requirements while taking inspiration from the natural and built environment.

Designed to flow seamlessly between indoors and out, Alba Residences celebrate living in a location that is deeply connected to nature.

This architectural language of connectivity carries through to the interiors with a homage to the surrounding greenery featured through the finishes palette with neutral tones and organic materials, including stone and timber.

This relationship between nature and the design of the community and its internal spaces will positively affect the people who live and visit Alba while helping residents realise their ideas, values, and lifestyles through architecture.

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ALBA ALBANY CREEK

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RESIDENCES

albaalbanycreek.com.au

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