

Ciana gets underway in Brisbane

By [Stephen Naylor](#)
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Site works have commenced on a \$70 million residential complex in Indooroopilly, Brisbane, that will incorporate 134 apartments. The project, to be called Ciana, is being developed by Arden Property Group on the former Taylor Bridge Bowls Club on Clarence Road.

The apartment complex will be developed around a new bowls club, with restaurant, bar and greens. Approval for the development took two years after a long community consultation process.

The site has been cleared for the project and construction is expected to be complete in approximately 18 months.



**Rav White Project
Marketing**
(Queensland)

Manaaina Director

Graeme Sharp, who is

marketing Ciana, said off-the-plan sales were going strong, with more than 46 deposits already received before the project's official launch.

"It is the biggest development in the western suburbs for many years and of the 13,500 sqm land parcel a total of approximately 9000 sqm will be left for green space with approximately 1000 sqm parkland," said Mr Sharp.

Ciana will have a break down of one, two, two plus study and three bedroom apartments spread over five separate buildings. It has been designed by architects Nettleton Tribe.

The complex will also include a pool, gymnasium, BBQ areas and car parking for both residents and bowls club patrons.

Queensland property analyst Michael Matusik said the timing is right for the Ciana development.

Mr Marusik said there was currently a short supply of new apartments to rent in the Indooroopilly area and due to the rising price of contemporary homes in the region, buyers would be forced to look towards medium density properties.

"Taking this into consideration, I envisage that Ciana will appeal to a large proportion of the buying market," Mr Matusik said.

"Due to an anticipated rent increase across inner Brisbane in the next year, about 10 to 15%, having an apartment that could be shared comfortably would be attractive to prospective tenants," he said.

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