

The name Ciana comes from the giant poinciana tree at the side of the property

### Essentials

**Development:**  
Ciana,  
Clarence Road,  
Indooroopilly

**Developer:**  
Arden Property Group

**Contact:**  
Graeme Sharp  
0412 743 671

# Ciana set to bowl 'em over

**D**EVELOPERS of the \$70 million Ciana project, on the site of the former Taylor Bridge Bowls Club at Indooroopilly, have worked with the club to create a precinct to satisfy all parties.

Rather than demolish the bowls club, developers Arden Property Group have instead centered the 134-apartment complex around two new world-class greens, a clubhouse, restaurant and bar.

Development approval for Ciana took Arden two years to achieve after a long consultation process with the club.

Ciana project manager Andrew Sly said an agreeable outcome for all parties was achieved through honesty, trust and communication.

“As a result, not only will the bowls club have brand new facilities but Indooroopilly will be the home of an apartment development like no other,” Mr Sly said.

Ray White Project Marketing managing director Graeme Sharp said off-the-plan sales had been strong with more than 45 deals made before the project was launched and marketing activities took place.

“Because of the features and top-notch

facilities, people see Ciana as a great opportunity to buy in the western suburbs,” Mr Sharp said.

“It is the biggest development in the western suburbs for many years and of the 13,500sqm land parcel, approximately 9000sqm will be left for green space parkland.”

Queensland property analyst Michael Matusik said Ciana’s location, design and mixed-use nature would also make it attractive to tenants, particularly those who prefer share accommodation.

“Ciana apartments are well designed,

particularly for share tenants, as the bedrooms are equally sized and positioned away from each other,” Mr Matusik said.

Features include a 20m pool, gymnasium, barbecue area and car parking for both residents and bowls club patrons.

The clubhouse will have a gaming and liquor licence and dining facilities.

The name Ciana comes from the giant poinciana tree at the side of the property which will now be relocated to the front of the development as part of the parkland.

The display unit is on site and open daily from 10am to 5pm (except Fridays).



TWO WORLD-CLASS BOWLS GREENS AND LICENSED CLUBHOUSE ARE PART OF THE CIANA PROJECT