



suburb profile - Kelvin Grove - 4059

home

# Grove has groove factor

>> Words Christine Munson >> Photography Pete Johnson

SETTING the benchmark for urban development, Kelvin Grove is a suburb that has literally re-invented itself over the last decade.

From an ordinary suburb, the Kelvin Grove Urban Village has helped the area metamorphosis into a vibrant hub for the arts.

The village provides a central meeting place for locals and visitors alike with its mix of trendy cafes and intimate restaurants.

At the centre of this hub is the Queensland University of Technology (QUT) which helped drive the development of the village along with the Queensland Government.

The village is based on the principles of Ecological Sustainable Development and has set a benchmark for long-term sustainability.

Because the suburb is home to a university, the median age group is quite young with the average being 20-29

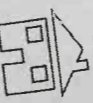
years, although its proximity to the Royal Brisbane Hospital and city means it also attracts a high number of young professionals.

While many of the homes within the suburb are post-war workers cottages and Queenslanders, the urban development has significantly increased the number of apartments and units within the area.

Kelvin Grove is a suburb on the rise and redevelopment in the area has subsequently pushed unit prices up with significant growth recorded in the suburb since 2005.

RP Data figures show the biggest jump in value occurred between 2008 and 2009 with a massive 17.3 per cent increase compared to negative growth overall in Brisbane.

RP Data figures show the median house price in Kelvin Grove as of June 2009 to be \$600,000, while the average unit price was \$460,000.



## home truths

### SCHOOLS

THERE is an excellent mix of both public and private schools in and around Kelvin Grove, with some of Brisbane's best private schools just a short drive away.

Some of the public schools in and around Kelvin Grove include Kelvin Grove State College, Ashgrove State School, Brisbane Central State School, Milton State School, Newmarket State School, Petrie Terrace State School, Windsor State School and the very popular Wilston State School.

The choice of private schools includes: Brisbane Girls' Grammar School, Brisbane Grammar School, Holy Rosary Primary School, Marist College, St Columba's Primary School, St Finbar's School, St James' College and St Joseph's College. In the heart of Kelvin Grove

is Queensland University of Technology. This campus is the hub for the university's creative industries as well as other disciplines.

### ENTERTAINMENT

IT'S only four kilometres from the CBD, yet you don't have to leave the suburb to be entertained.

Whether it's having a drink and watching live bands play at the Normandy Hotel or enjoying the live action of a sporting game at nearby Suncorp Stadium, Kelvin Grove has you covered.

Kelvin Grove Urban Village is a hive of activity day and night with its many restaurants as well as the Roundhouse Theatre where the La Boite Theatre Company makes its base.

A multiplex cinema has been proposed to be built in the future in the neighbouring suburb of

Newmarket, while there is already an existing cinema at The Barracks on Petrie Terrace.

But once you have exhausted the options of entertainment in the suburb, the city and its multitude of shopping, dining and entertainment facilities is just a hop, skip and jump away.

### OUTDOORS

THERE are plenty of reasons to get outdoors in Kelvin Grove, whether it's just to take a walk into the city centre or to enjoy one of the many parks in the suburb. Kelvin Grove's leafy streets make taking a stroll enjoyable. Some of the parks within the suburb include Bancroft Park, E. E. McCaskie Oval, Kelvin Grove Reserve and Marshall Park.

All offer some green space to enjoy the outdoors with many also boasting playgrounds, barbecues, picnic areas,

half-court basketball, and toilets.

### FOOD AND DRINK

FROM gourmet ice cream to traditional pub fare and everything in between, Kelvin Grove offers a wide variety of restaurants and cafes with something to suit every taste.

The biggest cluster of dining facilities can be found within the Kelvin Grove Urban Village with everything from Asian cuisine to fast food.

Around the corner from the Urban Village is The Normandy Hotel with its menu offering a range of dishes from burgers to seafood and steaks, as well as a selection of beers, wines and spirits. Dotted throughout the suburb is a range of restaurants, cafes and take-away shops serving everything from international fare to fish and chips.

## 5 great spots

### 1. KELVIN GROVE URBAN VILLAGE

BRINGING together residential, educational, retail, health, recreational and business opportunities, the master-planned Kelvin Grove Urban Village is a hub of activities.

The award-winning development features a supermarket and a variety of specialty stores, cafes, bars and restaurants, and education facilities.

### 2. NORMANBY HOTEL

THIS popular watering hole is one of the few large suburban hotels from the late 19th Century horse and buggy era to survive in Brisbane.

The hotel is still a popular meeting place for young and old and attracts many with its relaxed atmosphere and multiple bars and alfresco spaces.

### 3. ROUNDHOUSE THEATRE

THE Roundhouse Theatre is Australia's only purpose built theatre-in-the-round, and with its raked auditorium theatregoers are guaranteed 100 per cent visibility from every seat in the house.

The intimate venue seats 400 and hosts a variety of events and shows from live performances and concerts to lectures, fashion shows, award ceremonies and more.

### 4. SUNCORP STADIUM

THE home ground to Brisbane's rugby league team, the Brisbane Broncos, SunCorp Stadium is more than just a sporting arena for rugby league.

The popular venue hosts games from codes including rugby union and soccer, while major concerts have been held in the stadium as well. There is also a PCYC located on site that is open to the public.

### 5. VICTORIA PARK GOLF COURSE

THIS state-of-the-art golf complex is just two kilometres from the city and boasts an 18-hole golf course, 72-bay, two-level driving range, retail shop, cafe/bar and alfresco beer garden, golf learning centre and an 18-hole putt putt course. In addition to the golf, there is a function venue with no less than eight function spaces all with spectacular views of the city skyline.



## CITY GROVES a stylish new lifestyle

Offering a singular yet stylish atmosphere, these elegant three level town homes are designed for the sophisticated professional who craves a low maintenance lifestyle. Tucked away from the hustle and bustle, yet conveniently located only 4km from the CBD and within close proximity to the popular cafe precincts of Kelvin Grove Urban Village, Paddington, Forestside Valley, South Bank and Oxton Street entertainment precinct, the possibilities are endless. Enjoy the convenience of inner city living, or travel a little and make a bit.

open sat 11-8pm

- 3 spacious bedrooms
- 2 contemporary bathrooms
- Modern kitchen with appliances
- Furnished interior
- Ducted air conditioning throughout
- Double lock garage

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