

ENVY [NV]

verb



a desire to have a quality possession, or other desirable thing...



“...every great design begins with an even better story

With NV on Barrack, the brief to our team was simple...

“to re-imagine apartment living by offering superbly crafted apartments which capitalise upon (or even enhance) the unrivalled amenity of this area. With NV, we need to look at usual things, with unusual eyes”.

A ‘labour of love’ two years in the making, with NV we believe we have realised this goal.

Calibre Developments are proud to introduce NV on Barrack to the market and hope that people enjoy the lifestyle it affords as much as we’ve enjoyed our journey.

CALIBRE DEVELOPMENTS





WELCOME TO NV on BARRACK

NV on Barrack is a bespoke, high-end residential development setting new standards in residential living for Brisbane. Architect designed and craftsman built, **NV** delivers on form, function & quality.

Limited to 20 exclusive apartments, **NV** is boutique by design. Imagined from the outset to challenge convention and the status quo, it re-defines apartment living and represents a new benchmark in chic, city fringe property.

Only 6km from the CBD, the burgeoning, cosmopolitan lifestyle precinct of Cannon Hill offers the very best of amenity.

Offering a mix of exquisite 1, 2 & 3 bedroom residences, all apartments enjoy secure covered parking, convenient lift access, generous landscaped recreation spaces and communal resident facilities.

Each sky home has been meticulously crafted to maximise space, natural light & cross ventilation. Generous ceilings, expansive balconies and high-end fixtures & finishes seamlessly come together to create a truly unique offering. Public & private realms are artfully separated via passive design gestures to further enhance liveability.

We invite you to discover for yourself why **NV** is not only the most sought after city fringe address, but a renaissance in apartment living.





THE PROBLEM WITH THE
STATUS QUO IS THAT IT'S
NOT STATIC...IT'S ALWAYS
GETTING WORSE

Generously proportioned open plan living/dining spaces feature large sliding glass doors opening to balconies.

Passive design gestures subtly separate public and private realms

Soaring, high ceilings deliver a light filled, airy and spacious abode.



HARMONIOUS SANCTUARY

Generous balconies flowing seamlessly from the living spaces encourage residents to make best use of the mild, sub-tropical climate year-round.

Whether entertaining friends or simply unwinding from the rigors of city life, the balconies offer a welcome oasis and will not doubt become an integral part of life at NV.





AN ENTERTAINER'S REALM

NV's kitchens are a realm conceived with the true entertainer in mind.

Here, form follows function as bespoke cabinetry with stone tops (book-ended by waterfall ends) are punctuated by minimalist, European appliances, creating a beautiful yet functional space.

Share a glass of wine with your guests across the breakfast bench as you soak up vistas past the balcony to the leafy environs beyond



IF YOU CAN DREAM IT, YOU
CAN DO IT...

Bedrooms are thoughtfully imagined to promote optimum levels of serenity & wellbeing... a welcome respite from the grind of daily life.

Master suites enjoy direct balcony access via generous sliding doors, plush carpet, high ceilings and unrivalled levels of natural light and ventilation.



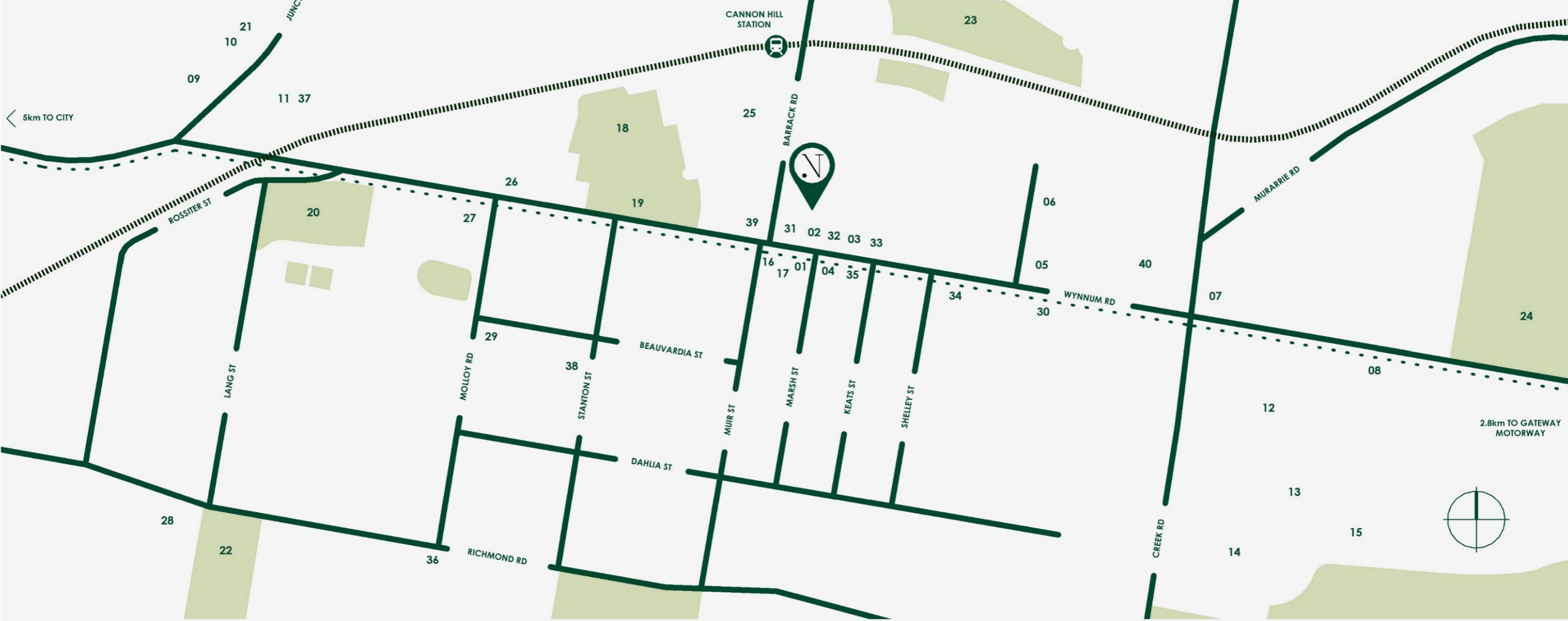


VOGUE LIVING



Bathrooms are minimalist, modern, functional and on trend.

Clean lines, crisp, white fixtures and full height wall tiling lend opulence to these most intimate of spaces.



Food & Beverage

- 01 Cannon Hill Brewing
- 02 Thai Restaurant
- 03 Pine & Bamboo Restaurant
- 04 Urban Village Cannon Hill
- Zambrero
- No Sugar Coffee
- Noodle Box (& more)
- 05 McDonalds
- 06 Southgate Park
- Coffee Club
- Cannon Hill Tavern
- 07 Red Rooster
- 08 Hungry Jacks
- 09 Colmslie Hotel

Shopping

- 10 Morningside Plaza
- Coles
- Speciality Stores
- 11 Morningside Central
- Woolworths
- Speciality stores
- 12 Cannon Hill Plaza
- Kmart
- Coles
- Speciality Stores
- 13 Home & Leisure City
- Rebel
- Supercheap Auto
- Speciality Stores
- 14 Bunnings Warehouse
- 15 Aldi

Recreation

- 16 All 4 Fitness
- 17 5 Element Fitness
- 18 Bill Cash Memorial Park
- 19 Cannon Hill District Netball
- 20 Regent Park
- 21 Snap Fitness
- 22 Keralgarie Park
- 23 Evergreen Place Park
- 24 Murrarie Recreation Reserve

Education

- 25 Edge Early Learning
- 26 Green Leaves Early Learning
- 27 Cannon Hill State School
- 28 Kindred Early Education
- 29 St Oliver Plunkett Primary School
- 30 Cannon Hill Early Learning

Medical

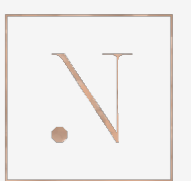
- 31 Chemist Warehouse
- 32 Tooth Smart Dental
- 33 Cannon Hill Medical Centre
- 34 Cannon Hill Chiropractor
- 35 Cannon Hill Dental
- 36 Richmond Rd Dental
- 37 Morningside Family Medical

Other

- 38 Hampton Swim School
- 39 Quest Cannon Hill
- 40 East Village Development

Transport

-  Cannon Hill Train Station
-  Bus Route 227





UNRIVALLED LIFESTYLE



Situated only 6km from the CBD, in the burgeoning, cosmopolitan, lifestyle precinct of Cannon Hill, **NV** offers the very best in amenity.

With cafes, restaurants, shopping, childcare, schools and acres of parkland on your doorstep, **NV** is an address for the astute and the uncompromising; for people who not only aspire to but insist on the best.

Literally a stone's throw from buses, Cannon Hill train station and major arterial road access, **NV** is perfectly positioned for people who value lifestyle and convenience.



“ ...make it significant, but simple

PROJECT TEAM

In convening a consultant team for NV, Calibre Developments sought to bring together creative individuals and organisations who were not content with the 'ordinary' but rather who would challenge the status quo and break the shackles of convention. A team that would think 'outside-the-box' and successfully re-imagine city fringe living.

From the Architecture to the structure and building services, every element was carefully crafted and co-ordinated to create an offering which is greater than simply the sum of its' parts. A project where 'form follows function' and 'less' is definitely 'more'; often it's not the things that are added but rather the things that are taken away that create the most honest structures.

The design team has weathered countless iterations to conceive a building whose perceived simplicity belies its complexity

Calibre Developments

The people behind Calibre Developments are a collective of design, construction and property professionals with an enviable record of delivering highly successful development outcomes for others.

As a natural part of its evolution as a business, Calibre was founded as a vehicle for delivering similarly successful projects for itself.

NV represents Calibre's inaugural project, and as such no expense has been spared in bringing the necessary resources together to ensure a superlative outcome for all stakeholders.

NV was conceived from the outset to become the flagship project for a brand which seeks to establish itself as a serious player in the Brisbane property sector.

Paladin Projects Builders

Since launching in 2015, Paladin Projects has delivered an impressive portfolio of successful projects across Queensland. Before founding Paladin,

Principal Daniel Harvey had worked for highly regarded tier 2 contractors in Brisbane where he honed and developed his skills.

Daniel's potential was identified early in his career, seeing him quickly rising through the ranks to the position of General Manager.

Daniel's vast construction knowledge has been amassed over a number of notable projects in SE Queensland, along with large scale overseas projects in exotic places such as Papua New Guinea and Fiji.

For these reasons, Paladin was considered a natural choice to partner with on **NV**.

Anthony Scougall Architect

Anthony is an acclaimed and multi award-winning Architect who has delivered a number of highly successful projects across Queensland, New South Wales and South Australia. His skills in apartment design have been honed over decades of working with private development companies along with some of the country's' most notable publicly listed developers including Stockland and AVEO.

Anthony's work is clearly influenced by minimalist, mid-century modern principals. His design philosophies include the bold exploration of materiality, a staunch commitment to functionality, a deep appreciation of scale and proportion and favouring honesty in structure and simplicity in detailing over applied aesthetics or industry 'trends'.

As the lead consultant on **NV**, Anthony's creativity and tenacity proved invaluable assets on the project.

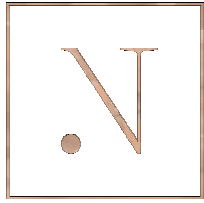
Specialist Engineering

Early in the design process, it became apparent that no single organisation could provide the necessary skills across the broad range of disciplines required on **NV**.

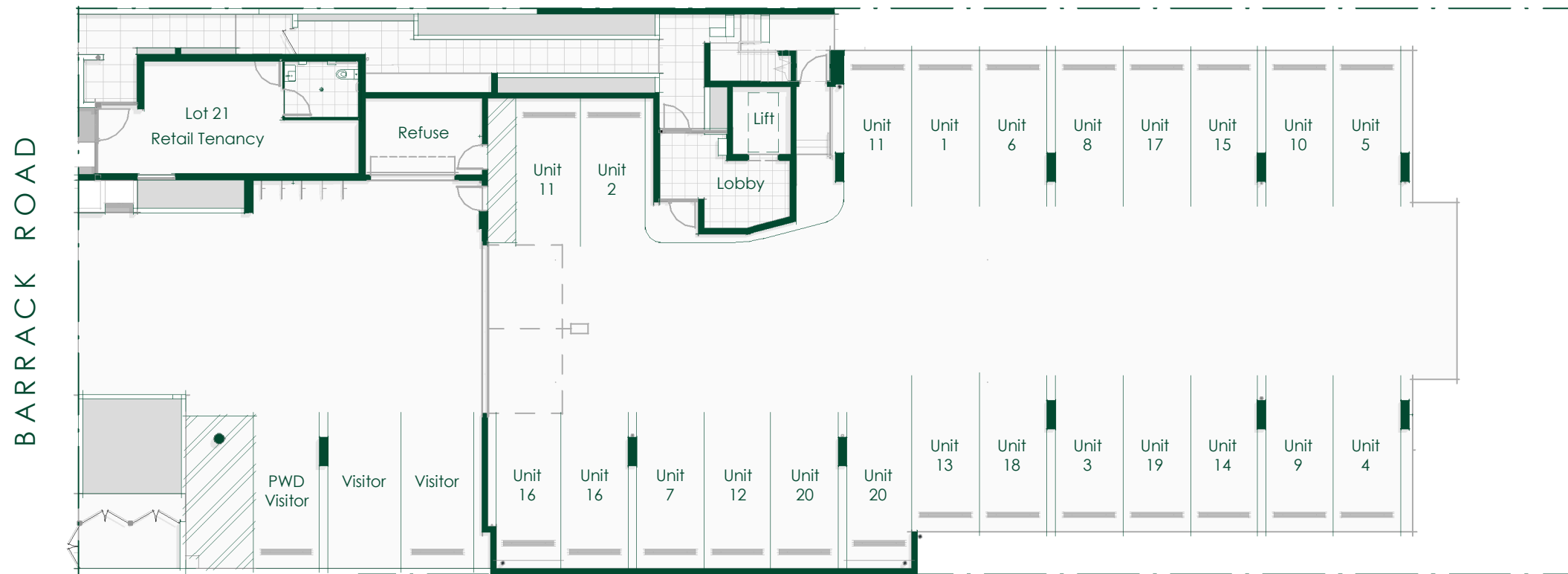
For this reason, each unique engineering discipline was awarded to a different specialist consultant. The work of these consultants was then meticulously and methodically reviewed, managed and co-ordinated to perfectly integrate with one another in the final product.

Just as the structure is the skeleton of the building, its services are quite literally the 'life-blood' of the project. As such, highly functional, serviceable & resilient systems were always favoured.

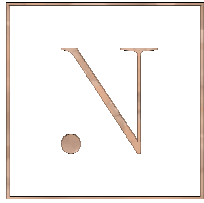
Although largely unseen and often unappreciated in the final product, proven and robust services provide longevity thereby reducing ongoing, recurrent maintenance costs.



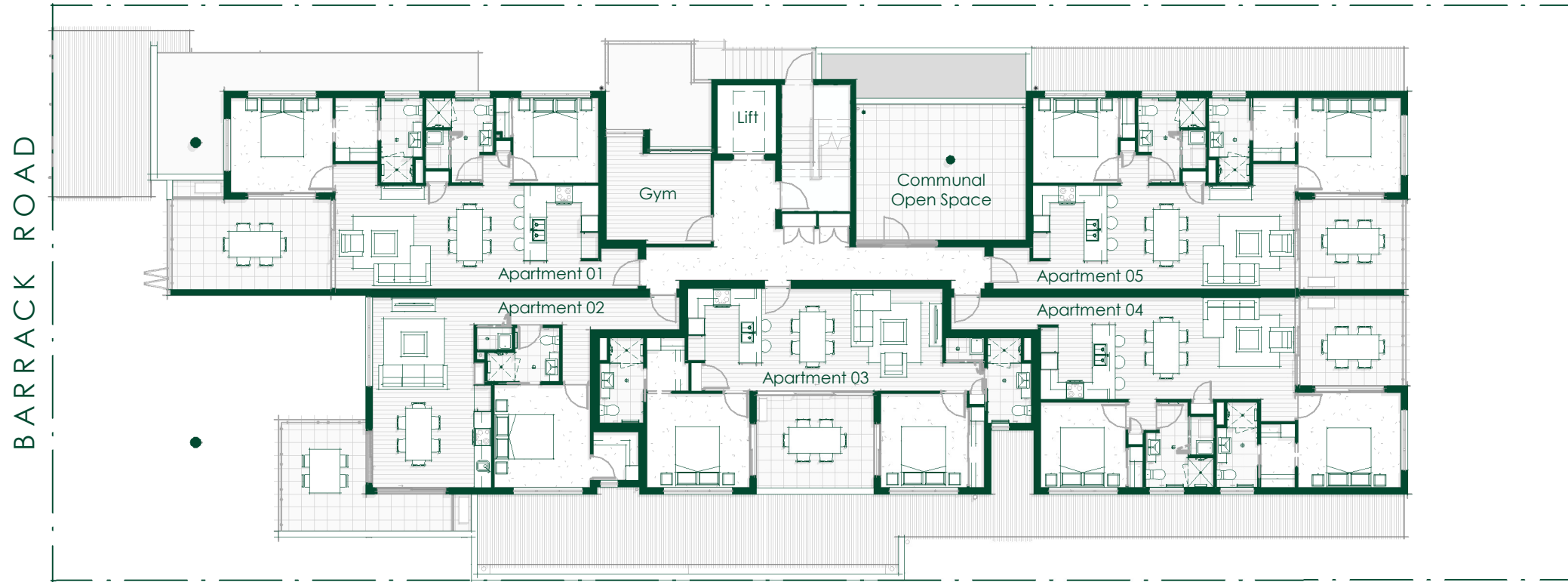
Ground Floor



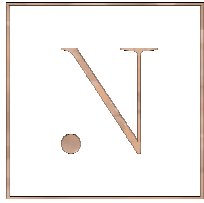
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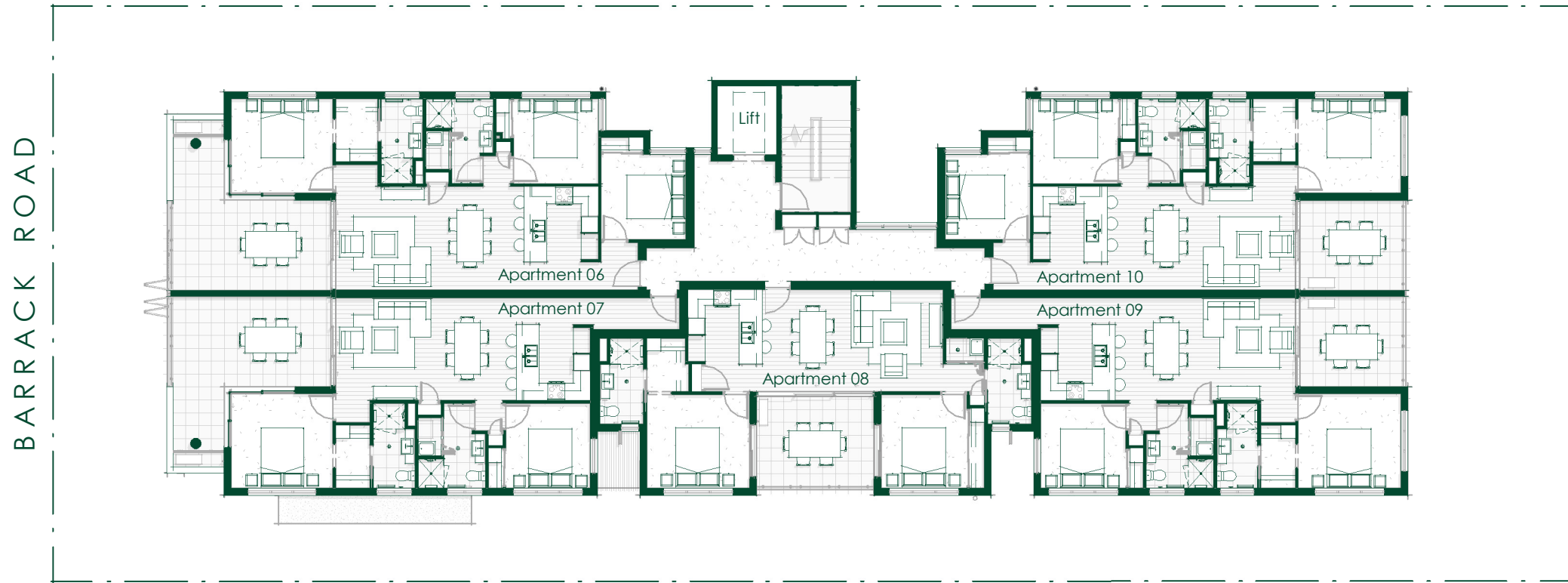
Level 1



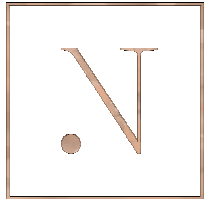
0m 2m 4m 6m 8m



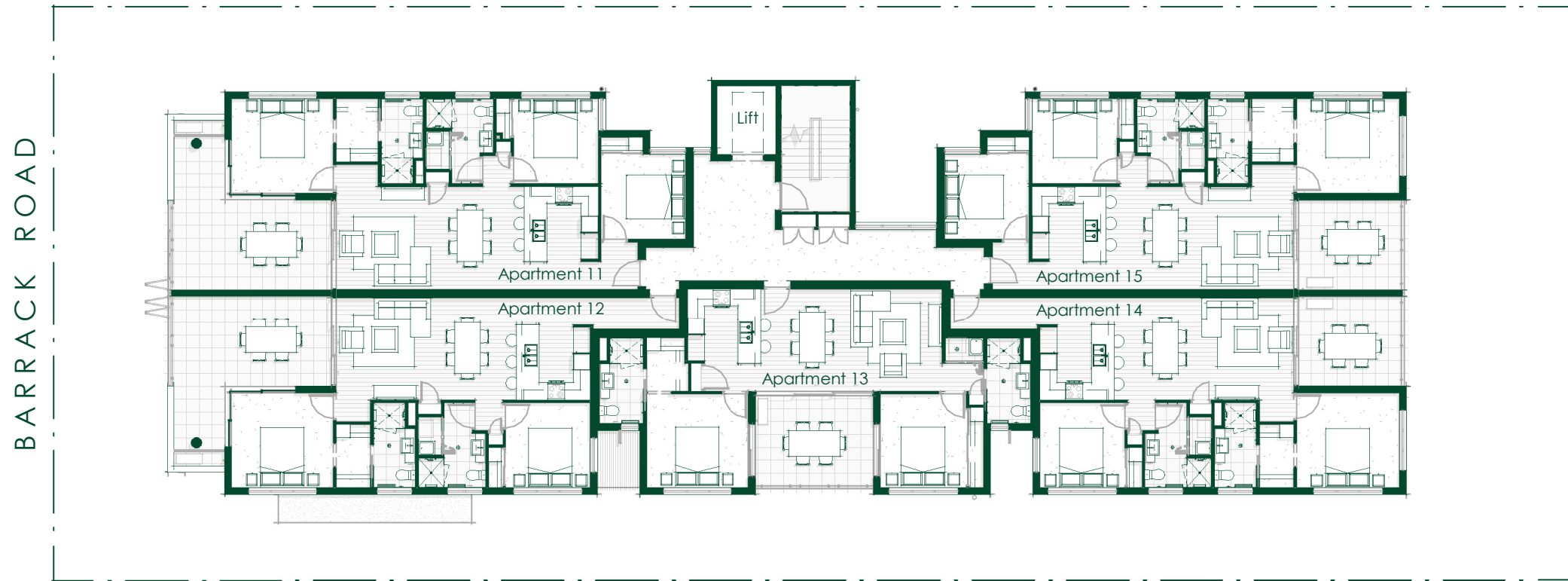
Level 2



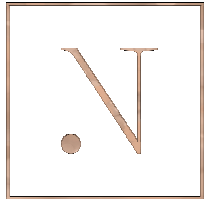
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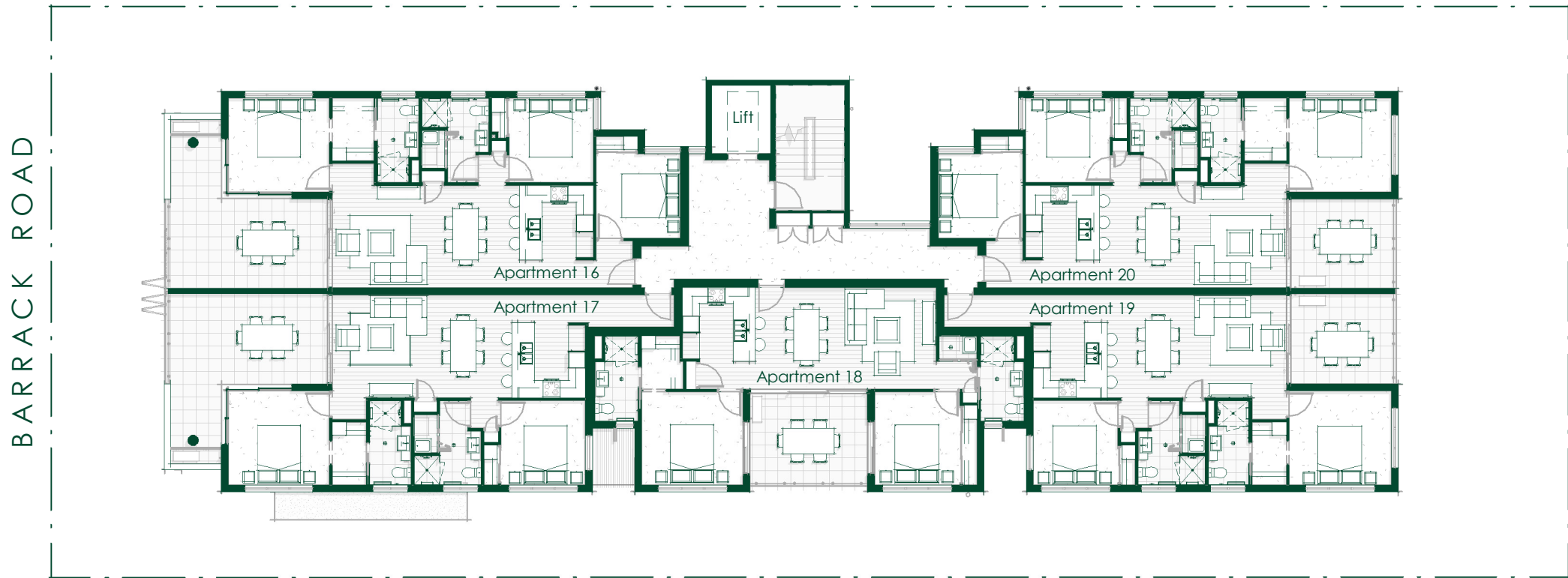
Level 3



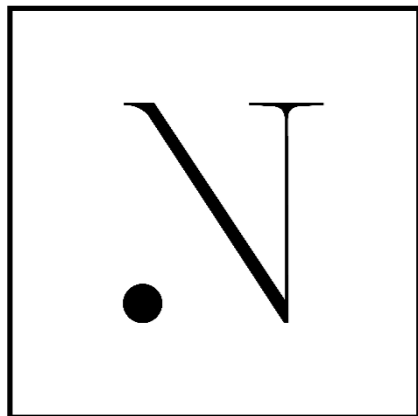
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Level 4



0m 2m 4m 6m 8m



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N ON BARRACK