



# S O L E I S

LEAF FOUR BY SC URBAN


S U N N Y B A N K



A decorative graphic of a leaf with a stem, rendered in a thin white line, positioned to the left of the main title.

# WELCOME TO LEAF FOUR SOLIS

a refined expression of modern architectural excellence

A vertical decorative blue line on the left side of the text block.

Leaf 4 Solis is located at **255 Beenleigh Road, Sunnybank QLD 4109**, one of Brisbane's most prestigious suburbs. Each breathtaking townhome features four generously sized bedrooms, offering a promise of sophisticated and luxurious living.

\*For illustration purposes only

# INTERNAL PRICE (02 Feb 2026)

Type	TH No.	Garage	Carport	Car Parks	Covered Porch	Covered Terrace / Deck	Internal Ground	Internal Upper	Total Internal Area	Private Backyard	Total Area	Unit Price (\$ / m <sup>2</sup> )	Total Price	Facing
B	TH 12	33 m <sup>2</sup>	-	2	3 m <sup>2</sup>	16 m <sup>2</sup>	52 m <sup>2</sup>	84 m <sup>2</sup>	188 m <sup>2</sup>	83 m <sup>2</sup>	271 m <sup>2</sup>	\$7,753	\$1,457,500	East
C (Mirror)	TH 13	21 m <sup>2</sup>	-	1	3 m <sup>2</sup>	16 m <sup>2</sup>	52 m <sup>2</sup>	72 m <sup>2</sup>	164 m <sup>2</sup>	54 m <sup>2</sup>	218 m <sup>2</sup>	\$8,262	\$1,355,000	East
C	TH 15	21 m <sup>2</sup>	-	1	3 m <sup>2</sup>	16 m <sup>2</sup>	52 m <sup>2</sup>	72 m <sup>2</sup>	164 m <sup>2</sup>	63 m <sup>2</sup>	227 m <sup>2</sup>	\$8,262	\$1,355,000	East
B	TH 16	33 m <sup>2</sup>	-	2	3 m <sup>2</sup>	16 m <sup>2</sup>	52 m <sup>2</sup>	84 m <sup>2</sup>	188 m <sup>2</sup>	74 m <sup>2</sup>	262 m <sup>2</sup>	\$7,753	\$1,457,500	East
C2	TH 17	21 m <sup>2</sup>	15 m <sup>2</sup>	2	3 m <sup>2</sup>	16 m <sup>2</sup>	52 m <sup>2</sup>	72 m <sup>2</sup>	179 m <sup>2</sup>	113 m <sup>2</sup>	292 m <sup>2</sup>	\$7,751	\$1,387,500	East
C3	TH 18	21 m <sup>2</sup>	-	1	3 m <sup>2</sup>	15 m <sup>2</sup>	49 m <sup>2</sup>	70 m <sup>2</sup>	158 m <sup>2</sup>	73 m <sup>2</sup>	231 m <sup>2</sup>	\$8,386	\$1,325,000	East
C4	TH 19	21 m <sup>2</sup>	-	1	3 m <sup>2</sup>	16 m <sup>2</sup>	51 m <sup>2</sup>	72 m <sup>2</sup>	163 m <sup>2</sup>	31 m <sup>2</sup>	194 m <sup>2</sup>	\$7,945	\$1,295,000	East
G	TH 20	21 m <sup>2</sup>	-	1	3 m <sup>2</sup>	16 m <sup>2</sup>	51 m <sup>2</sup>	72 m <sup>2</sup>	163 m <sup>2</sup>	42 m <sup>2</sup>	205 m <sup>2</sup>	\$8,006	\$1,305,000	East
G (Mirror)	TH 21	21 m <sup>2</sup>	-	1	3 m <sup>2</sup>	16 m <sup>2</sup>	51 m <sup>2</sup>	72 m <sup>2</sup>	163 m <sup>2</sup>	42 m <sup>2</sup>	205 m <sup>2</sup>	\$8,006	\$1,305,000	East
C4	TH 22	21 m <sup>2</sup>	-	1	3 m <sup>2</sup>	16 m <sup>2</sup>	51 m <sup>2</sup>	72 m <sup>2</sup>	163 m <sup>2</sup>	31 m <sup>2</sup>	194 m <sup>2</sup>	\$7,945	\$1,295,000	East
<b>Below units to be released</b>														
F	TH 25	34 m <sup>2</sup>	-	2	-	11 m <sup>2</sup>	44 m <sup>2</sup>	67 m <sup>2</sup>	156 m <sup>2</sup>	50 m <sup>2</sup>	206 m <sup>2</sup>	\$8,654	\$1,350,000	North
A	TH 26	21 m <sup>2</sup>	17 m <sup>2</sup>	2	-	11 m <sup>2</sup>	46 m <sup>2</sup>	70 m <sup>2</sup>	165 m <sup>2</sup>	40 m <sup>2</sup>	205 m <sup>2</sup>	\$8,455	\$1,395,000	North
A (Mirror)	TH 27	21 m <sup>2</sup>	17 m <sup>2</sup>	2	-	11 m <sup>2</sup>	46 m <sup>2</sup>	70 m <sup>2</sup>	165 m <sup>2</sup>	40 m <sup>2</sup>	205 m <sup>2</sup>	\$8,455	\$1,395,000	North
F3	TH 29	34 m <sup>2</sup>	-	2	6 m <sup>2</sup>	13 m <sup>2</sup>	46 m <sup>2</sup>	74 m <sup>2</sup>	173 m <sup>2</sup>	47 m <sup>2</sup>	220 m <sup>2</sup>	\$8,382	\$1,450,000	West
A3 (Mirror)	TH 30	22 m <sup>2</sup>	17 m <sup>2</sup>	2	-	14 m <sup>2</sup>	45 m <sup>2</sup>	70 m <sup>2</sup>	168 m <sup>2</sup>	40 m <sup>2</sup>	208 m <sup>2</sup>	\$8,333	\$1,400,000	West
A3	TH 31	22 m <sup>2</sup>	17 m <sup>2</sup>	2	-	14 m <sup>2</sup>	45 m <sup>2</sup>	70 m <sup>2</sup>	168 m <sup>2</sup>	40 m <sup>2</sup>	208 m <sup>2</sup>	\$8,333	\$1,400,000	West
A2 (Mirror)	TH 32	23 m <sup>2</sup>	16 m <sup>2</sup>	2	4 m <sup>2</sup>	11 m <sup>2</sup>	42 m <sup>2</sup>	67 m <sup>2</sup>	163 m <sup>2</sup>	53 m <sup>2</sup>	216 m <sup>2</sup>	\$8,282	\$1,350,000	West
A2	TH 33	23 m <sup>2</sup>	16 m <sup>2</sup>	2	4 m <sup>2</sup>	11 m <sup>2</sup>	42 m <sup>2</sup>	67 m <sup>2</sup>	163 m <sup>2</sup>	53 m <sup>2</sup>	216 m <sup>2</sup>	\$8,282	\$1,350,000	West
A3 (Mirror)	TH 35	22 m <sup>2</sup>	17 m <sup>2</sup>	2	-	11 m <sup>2</sup>	45 m <sup>2</sup>	70 m <sup>2</sup>	165 m <sup>2</sup>	40 m <sup>2</sup>	205 m <sup>2</sup>	\$8,333	\$1,375,000	West
A3	TH 36	22 m <sup>2</sup>	17 m <sup>2</sup>	2	-	14 m <sup>2</sup>	45 m <sup>2</sup>	70 m <sup>2</sup>	168 m <sup>2</sup>	40 m <sup>2</sup>	208 m <sup>2</sup>	\$8,333	\$1,400,000	West
A2 (Mirror)	TH 37	23 m <sup>2</sup>	16 m <sup>2</sup>	2	4 m <sup>2</sup>	11 m <sup>2</sup>	42 m <sup>2</sup>	67 m <sup>2</sup>	163 m <sup>2</sup>	53 m <sup>2</sup>	216 m <sup>2</sup>	\$8,344	\$1,360,000	West
A2	TH 38	23 m <sup>2</sup>	16 m <sup>2</sup>	2	4 m <sup>2</sup>	11 m <sup>2</sup>	42 m <sup>2</sup>	67 m <sup>2</sup>	163 m <sup>2</sup>	53 m <sup>2</sup>	216 m <sup>2</sup>	\$8,344	\$1,360,000	West
A3 (Mirror)	TH 39	22 m <sup>2</sup>	17 m <sup>2</sup>	2	-	14 m <sup>2</sup>	45 m <sup>2</sup>	70 m <sup>2</sup>	168 m <sup>2</sup>	40 m <sup>2</sup>	208 m <sup>2</sup>	\$8,333	\$1,400,000	West
A3	TH 40	22 m <sup>2</sup>	17 m <sup>2</sup>	2	-	14 m <sup>2</sup>	45 m <sup>2</sup>	70 m <sup>2</sup>	168 m <sup>2</sup>	40 m <sup>2</sup>	208 m <sup>2</sup>	\$8,333	\$1,400,000	West
F2	TH 41	35 m <sup>2</sup>	-	2	5 m <sup>2</sup>	9 m <sup>2</sup>	47 m <sup>2</sup>	72 m <sup>2</sup>	168 m <sup>2</sup>	47 m <sup>2</sup>	215 m <sup>2</sup>	\$8,482	\$1,425,000	West

# THE BODY CORPORATE

Lot Number	Contribution Schedule Lot Entitlement (CSLE)	Interest Schedule Lot Entitlement (ISLE)	Body Corporate Management Agreement	Caretaking & Letting Agreement	Building Insurance Levy (Per Annum)*	Administrative Fund Levy (Per Annum)	Sinking Fund Levy (Per Annum)	Total Annual Levy (Excl. Building Insurance Levy)	Weekly Contribution (Excl. Building Insurance Levy)
1	20	958	\$ 220.00	\$ 1,300.00	\$ 1,005.76	\$ 2,139.83	\$ 962.96	\$ 4,108.55	\$ 79.01
2	20	875	\$ 220.00	\$ 1,300.00	\$ 918.62	\$ 2,139.83	\$ 962.96	\$ 4,021.41	\$ 77.33
3	20	975	\$ 220.00	\$ 1,300.00	\$ 1,023.60	\$ 2,139.83	\$ 962.96	\$ 4,126.39	\$ 79.35
4	20	883	\$ 220.00	\$ 1,300.00	\$ 927.02	\$ 2,139.83	\$ 962.96	\$ 4,029.81	\$ 77.50
5	20	892	\$ 220.00	\$ 1,300.00	\$ 936.47	\$ 2,139.83	\$ 962.96	\$ 4,039.26	\$ 77.68
6	20	892	\$ 220.00	\$ 1,300.00	\$ 936.47	\$ 2,139.83	\$ 962.96	\$ 4,039.26	\$ 77.68
7	20	892	\$ 220.00	\$ 1,300.00	\$ 936.47	\$ 2,139.83	\$ 962.96	\$ 4,039.26	\$ 77.68
8	20	917	\$ 220.00	\$ 1,300.00	\$ 962.71	\$ 2,139.83	\$ 962.96	\$ 4,065.50	\$ 78.18
9	20	900	\$ 220.00	\$ 1,300.00	\$ 944.87	\$ 2,139.83	\$ 962.96	\$ 4,047.65	\$ 77.84
10	20	900	\$ 220.00	\$ 1,300.00	\$ 944.87	\$ 2,139.83	\$ 962.96	\$ 4,047.65	\$ 77.84
11	20	917	\$ 220.00	\$ 1,300.00	\$ 962.71	\$ 2,139.83	\$ 962.96	\$ 4,065.50	\$ 78.18
12	20	714	\$ 220.00	\$ 1,300.00	\$ 749.59	\$ 2,139.83	\$ 962.96	\$ 3,852.38	\$ 74.08
13	20	653	\$ 220.00	\$ 1,300.00	\$ 685.55	\$ 2,139.83	\$ 962.96	\$ 3,788.34	\$ 72.85
14	20	653	\$ 220.00	\$ 1,300.00	\$ 685.55	\$ 2,139.83	\$ 962.96	\$ 3,788.34	\$ 72.85
15	20	653	\$ 220.00	\$ 1,300.00	\$ 685.55	\$ 2,139.83	\$ 962.96	\$ 3,788.34	\$ 72.85
16	20	714	\$ 220.00	\$ 1,300.00	\$ 749.59	\$ 2,139.83	\$ 962.96	\$ 3,852.38	\$ 74.08
17	20	641	\$ 220.00	\$ 1,300.00	\$ 672.95	\$ 2,139.83	\$ 962.96	\$ 3,775.74	\$ 72.61
18	20	641	\$ 220.00	\$ 1,300.00	\$ 672.95	\$ 2,139.83	\$ 962.96	\$ 3,775.74	\$ 72.61
19	20	714	\$ 220.00	\$ 1,300.00	\$ 749.59	\$ 2,139.83	\$ 962.96	\$ 3,852.38	\$ 74.08
20	20	653	\$ 220.00	\$ 1,300.00	\$ 685.55	\$ 2,139.83	\$ 962.96	\$ 3,788.34	\$ 72.85
21	20	641	\$ 220.00	\$ 1,300.00	\$ 672.95	\$ 2,139.83	\$ 962.96	\$ 3,775.74	\$ 72.61
22	20	641	\$ 220.00	\$ 1,300.00	\$ 672.95	\$ 2,139.83	\$ 962.96	\$ 3,775.74	\$ 72.61
23	20	641	\$ 220.00	\$ 1,300.00	\$ 672.95	\$ 2,139.83	\$ 962.96	\$ 3,775.74	\$ 72.61
24	20	641	\$ 220.00	\$ 1,300.00	\$ 672.95	\$ 2,139.83	\$ 962.96	\$ 3,775.74	\$ 72.61
25	20	641	\$ 220.00	\$ 1,300.00	\$ 672.95	\$ 2,139.83	\$ 962.96	\$ 3,775.74	\$ 72.61
26	20	641	\$ 220.00	\$ 1,300.00	\$ 672.95	\$ 2,139.83	\$ 962.96	\$ 3,775.74	\$ 72.61
27	20	714	\$ 220.00	\$ 1,300.00	\$ 749.59	\$ 2,139.83	\$ 962.96	\$ 3,852.38	\$ 74.08
<b>TOTAL</b>	<b>540</b>	<b>20597</b>	<b>\$ 5,940.00</b>	<b>\$ 35,100.00</b>	<b>\$ 21,623.78</b>	<b>\$ 57,775.30</b>	<b>\$ 26,000.00</b>	<b>\$ 105,399.08</b>	<b>\$ 2,026.91</b>



URBAN



# SITE PLAN



SITE GROUND  
1:250





# PRIME LOCATION HIGHLIGHTS

## A VIBRANT URBAN COMMUNITY

Welcome to one of Brisbane's most sought-after suburbs, with everything at your doorstep, a connected community that still offers the peace and privacy of a secluded address.





27 Luxury Residences  
Limited collection of terrace-style  
Townhomes in Sunnybank

\*For illustration purposes only

SOEIS  
LEAF FOUR BY SC URBAN  
SUNNYBANK





## PROJECT INFO

The sleek façade of Leaf Four Solis hints at the sophisticated lifestyle within.

These terrace-style townhomes are a seamless blend of tranquillity and urban sophistication, combining functionality with contemporary design.

Leaf Four Solis is a high-end sanctuary of flawless design, boasting a six-star energy efficiency rating. Each home showcases a creative mix of stone and timber textures throughout.

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