

D27 - SEMBAWANG / CANBERRA

Canberra Crescent Residences

A 376-unit 99-year leasehold residence by Kheng Leong and Low Keng Huat, with the 3,000 sqm Canberra Club, sky garden and park-connector living in the North.

376

RESIDENTIAL UNITS

99 Years

LEASEHOLD TENURE

Apr 2030

EXPECTED NOVP

3,000 sqm

CANBERRA CLUB

74%

GREENERY & FACILITIES

PROJECT PARTICULARS

Developer	Peak Crescent Pte Ltd (Kheng Leong Co. x Low Keng Huat)
Address	51, 53, 55 and 57 Canberra Crescent
District	D27 - Sembawang / Canberra
Tenure	99 years from 4 November 2024
Site Area	20,435.80 sqm
Gross Plot Ratio	1.6
Blocks and Storeys	Four 12-storey residential towers
Total Units	376 residential units + childcare centre
Expected NOVP	30 April 2030
Expected Legal Completion	30 April 2033
Construction Method	APCS (Advanced Precast Concrete System)
Carpark	382 residential lots incl. 4 EV and 4 accessible lots

UNIT MIX & SIZES

Type	Size / Range	Note
1-Bedroom	409	3
2-Bedroom Compact	570	23
2-Bedroom Premium	667	68
3-Bedroom Compact	797-883	141
3-Bedroom Premium	990	57
4-Bedroom Compact	1,163-1,173	36
4-Bedroom Standard	1,216	36
4-Bedroom Premium	1,324	12
Total	409 - 1,324	376

INDICATIVE PRICING

1-BEDROOM FROM

Pending

2-BEDROOM FROM

Pending

3-BEDROOM FROM

Pending

WHY BUYERS ARE WATCHING

- 1 Canberra MRT corridor - North-South Line access with direct rail connection to Woodlands, the future RTS Link node and the broader North Coast growth belt.
- 2 3,000 sqm Canberra Club - a large private clubhouse with pool, social, work, kids and entertainment zones.
- 3 74% greenery and facilities - project documents position the project as a low-density garden residence with roughly 170,000 sqft dedicated to landscaped facilities.
- 4 Family infrastructure - childcare centre within the development, nearby primary schools and large 3BR/4BR options.
- 5 North Coast transformation - Woodlands Regional Centre, RTS Link, Sembawang Shipyard redevelopment and proposed future Seletar Line references support long-run connectivity interest.
- 6 Flexible homes - non-PPVC/APCS construction and selected hackable walls, subject to engineer approval, are highlighted in source FAQs.

LOCATION & CONNECTIVITY

TRANSPORT

Canberra MRT

North-South Line connectivity with onward links to Woodlands, Woodlands North and the RTS Link.

RETAIL

Everyday Amenities

Sheng Siong, Canberra Plaza, Northpoint City and Causeway Point serve daily shopping and dining needs.

SCHOOLS

Primary Belt

Source factsheet references Wellington Primary, Sembawang Primary and Townsville Primary within the 1 km school discussion.

RECREATION

Parks and Sports

Bukit Canberra, Sembawang Park, Hot Spring Park and Northern Explorer Loop nearby.

FACILITIES HIGHLIGHTS

- 50m Lap Pool
- Family Pool
- Kid's Pool
- Kid's Water Slide
- Mini Golf
- Poolside BBQs
- Cabanas
- Function Rooms
- Social Working Space
- Entertainment Rooms
- Sky Garden
- Sky Lounge
- Lookout Point
- BBQ Pavilions
- Gym
- Steam Room
- Childcare Centre
- Forest Playground

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