

# A lifestyle that's streets ahead





# Welcome home to Halcyon Promenade

**From the moment you enter  
Halcyon Promenade, you'll know  
you made the right decision.**

The relaxed community atmosphere, the coastal breeze, tree-lined, walkable streets, the resort-quality facilities and, above all, the friendly people make this a place you'll love coming home to.

Designed by Stockland for over-50s' living, Halcyon Promenade is situated just north of Brisbane and only a short drive to Moreton Bay, offering the perfect blend of laid-back bayside living and bustling urban convenience.



Everything  
*you* need.  
Nothing  
*you* don't.



It feels like it's always  
summertime –  
the living is so easy.



**Halcyon Promenade is built around freedom, convenience, community and, most importantly, you.**

Halcyon Promenade features our signature mix of high-quality, low-maintenance homes, state-of-the-art Clubhouse facilities and plenty of green space for all to enjoy.

Set across 23 hectares of prime northside land, our secure gated community is bisected by a vibrant, pedestrianised main street – Caulfield Drive – that connects the two sides of the community. Perfect for an early morning wander or a sunset stroll, with plenty of opportunities to catch up with old friends, or make new ones.

This is the ultimate connected community, where your new, stress-free life is lived at your own pace. Away from the hustle and bustle, yet just a short drive from everything you need.



# Live your *best* life

At Halcyon Promenade, enjoy the village-style way of life that you have earned, that you have dreamt about and that you deserve.



Halcyon Promenade pays homage to the village hubs that Brisbane's northside loves.



If you're feeling active, the amazing sporting facilities, like the pickleball courts, swimming pool or gym, will keep you in tip-top shape, while the leisure facilities, like the Messy Arts room, the library or cinema, allow you to take it as easy as you please.

Whatever your style and whatever your pace, you'll always fit right in at Halcyon Promenade.



# Take a *walk* on the northside

**Located in Burpengary East, Halcyon Promenade is the perfect base for your adventures.**

Whether it's taking the dog for a walk, dropping the boat in at the local ramp, or hitting the open road with your caravan, everything you need is right at your doorstep.

Located between Brisbane and the Sunshine Coast, everything you need is close by at Burpengary East. And with the Bruce Highway close by, you are never too far away from the next adventure.





# Enjoy being *spoilt* for choice...

Halcyon Promenade's state-of-the-art sports and leisure facilities are spread out into two sections, giving you so much to choose from.

## East Village

Sports hub including function space with bar and kitchen

Pool tables and 3D golf simulator

Messy arts studio

Dance studio

Wellness centre including gym, steam and sauna room

25m heated lap pool

Yoga lawn

Pickleball courts

Outdoor BBQ area



“  
At Halcyon Promenade,  
variety really is the spice of life.  
”



## ... and there's *more*

Life on the West side is just as varied and entertaining. And it also features caravan and boat storage for when your adventures take you further afield.

### West Village

Social club and lounge with bar

Library

Cinema

Full-size floodlit bowling green

Outdoor resort pool

Workshop

BBQ pavilion



# Lock'n'go lifestyle

**Our secure, gated community gives you peace of mind when you hit the road for your next big adventure.**

Get out, explore and relax. Safe in the knowledge that your community is secure, So, start ticking off that bucket list with a vast array of getaways from exploring the beautiful eastern coastline of Australia to experiencing the historic outback.

For caravan and RV enthusiasts, Halcyon Promenade has the additional luxury and convenience of onsite caravan and boat storage.

When you're hitting the road for your next big adventure, you can do so in the knowledge that your management team, caretakers, trusted friends and neighbours are keeping an eye on things.





“  
With easy connection  
to everything, yet  
reassuringly secluded,  
life in Halcyon Promenade  
is exactly what you make it.  
”



Designed  
for *living*.  
Built for *life*.



Understated luxury,  
bayside living with the  
best of northside styling  
– and affordable?  
Count me in.



**Thoughtfully designed for living and built for life, our open-plan homes are filled with well-considered features as standard.**

The homes at Halcyon Promenade reflect Silver Livable Housing Design principles, subtle design features that ‘think ahead’ and anticipate life’s changes.

This means your home has a no-step entry, wider hallways and doors, a hobless shower recess, and bathroom walls with noggings to install grab rails. While you may not need them now, these features support ageing in place and create homes that are easily accessible and adaptable.

Our homes are built using our patented method of design and construction, which eliminates false floors while complying fully with the Queensland Government’s Manufactured Homes (Residential Parks) Act 2003. This ensures that Stockland has strictly adhered to the governing legislation to provide guaranteed compliance and confidence for homeowners.



# Leave a *lighter footprint* with greener, smarter living

**Stockland's Halcyon Communities have an unwavering commitment to sustainability, now and for the future.**

Our superior energy-rated homes are built with environmentally sensitive materials including steel and Hebel. Each home has three levels of insulation to enhance comfort, creating homes that are naturally cooler in summer, warmer in winter and cheaper to run – reducing your carbon footprint and your energy bills.

**Halcyon Promenade will feature**

**3.9kW of solar power on every home**

**A shared community Tesla car and bus**

**Plenty of green space for all to enjoy**





# Quality comes as standard



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## **Our communities lay the foundations for a meaningful life.**

At Halcyon Communities, our role is to plan, design, build and deliver a lifestyle that allows you to fully embrace the next chapter of your life.

Homes at Halcyon Promenade are built with contemporary facades for maximum street appeal. Front patios connect with neighbours, wide streets and deep driveways deliver a sense of space and connectivity flows from the streets to your front door.

Inside, the architect-designed homes offer floor plans that enable you to right-size, not downsize. All homes are designed in unity to optimise passive solar orientation. Homes can be personalised with a range of upgrades offered to individualise the space, with quality fittings, a selection of designer finishes and four colour schemes available to choose from.



Designed to optimise the indoor/outdoor flow, Halcyon Promenade delivers the best of bayside living.





# We walk the streets with you

**With each Halcyon Community we bring to life, we strive to take the untrodden path and create unique, vibrant communities.**

It's not just about connecting the streets and buildings, it's about the way people live in a community. Design principles our homeowners describe as 'the way it feels'.

That commitment to full-time community management is a large part of the Halcyon Promenade lifestyle. And our passionate, enthusiastic community managers work closely with homeowners every day to establish new interest groups, events, and activities.

Our team is dedicated to the maintenance and upkeep of the streets, communal spaces, and recreational areas. You'll enjoy the peace of mind that comes with knowing you live in a relaxed, well-maintained community.

And if your circumstances change and you decide to sell, you won't have to worry about selling, with no Deferred Management Fees (DMF). Upon settlement, you retain capital gains from your sale.

It's transparent ownership models like this that mean you have no hidden fees or surprises, just total freedom.



Over the last 70 years, we've built a strong reputation for designing, building and managing communities across Australia.





# Our commitment to community



Over the past 18 years,  
Halcyon Communities have received  
over 28 state and national awards.



In 2004, Halcyon Parks set an ambitious, yet simple vision of changing the face of retirement living by delivering innovative, quality communities that people love to live in.

We're proud to say that over 3,500 people now call a Stockland Halcyon Community home (and this number is growing every day).

## The core principles of this community are:

1. **Superior architecture** that expresses the essence of the community and honours the local lifestyle.
2. **Detailed masterplanning** that provides more private open space, wider streets and interconnectivity that lives and breathes.
3. **A strong sense of neighbourhood** built into the community, with driveways, front gardens, lawns and patios to activate the streets.
4. **Carefully considered lifestyle facilities** that seamlessly blend functionality with intimacy.
5. **Innovative and quality construction** that seamlessly blend functionality with intimacy.

Our team's commitment to setting the benchmark has been acknowledged by the nation's peak development industry body, the Urban Development Institute of Australia (UDIA), Property Council of Australia, Master Builders Australia (MBA) and the Housing Industry Association (HIA).



# Inspired by *possibility*

For more than 70 years, we have been creating and curating communities with people at the heart of the places we create.

As one of Australia's largest diversified property groups, we are building on our legacy, helping more Australians achieve the dream of home ownership and creating places and spaces full of energy, soul and life – from residential and land lease communities, through to retail town centres, workplaces and logistics assets.

Our purpose – a better way to live  
– is central to everything we do.



## Halcyon Promenade Sales & Community Hub

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[stockland.com.au/halcyon-promenade](https://stockland.com.au/halcyon-promenade)

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