

A lifestyle with natural charm.





Welcome home to Halcyon.

From the moment you enter through the gates and pass along the wide, tree-lined boulevard, you'll officially be living the good life.

And as the tendrils of smoke from the outdoor fire pit rise through air, you'll be transported – not to the past, but to your wonderful new future. Where new friends and life-long memories are waiting to be made.

Exclusively designed for over 55's living, Halcyon Evergreen is a community that offers tranquil country living, at your pace.



Get away from it all.
Or just *get amongst* it.



Enjoy the freedom,
breathe the air, and
feel the space.



From sunrise to sunset, you'll be energised by a range of facilities you'd find in Australia's best country retreats. Spread across two distinct areas, with a variety of options in a place to call home.

Escape into the landscape to roam and reconnect with the natural beauty of Victoria.

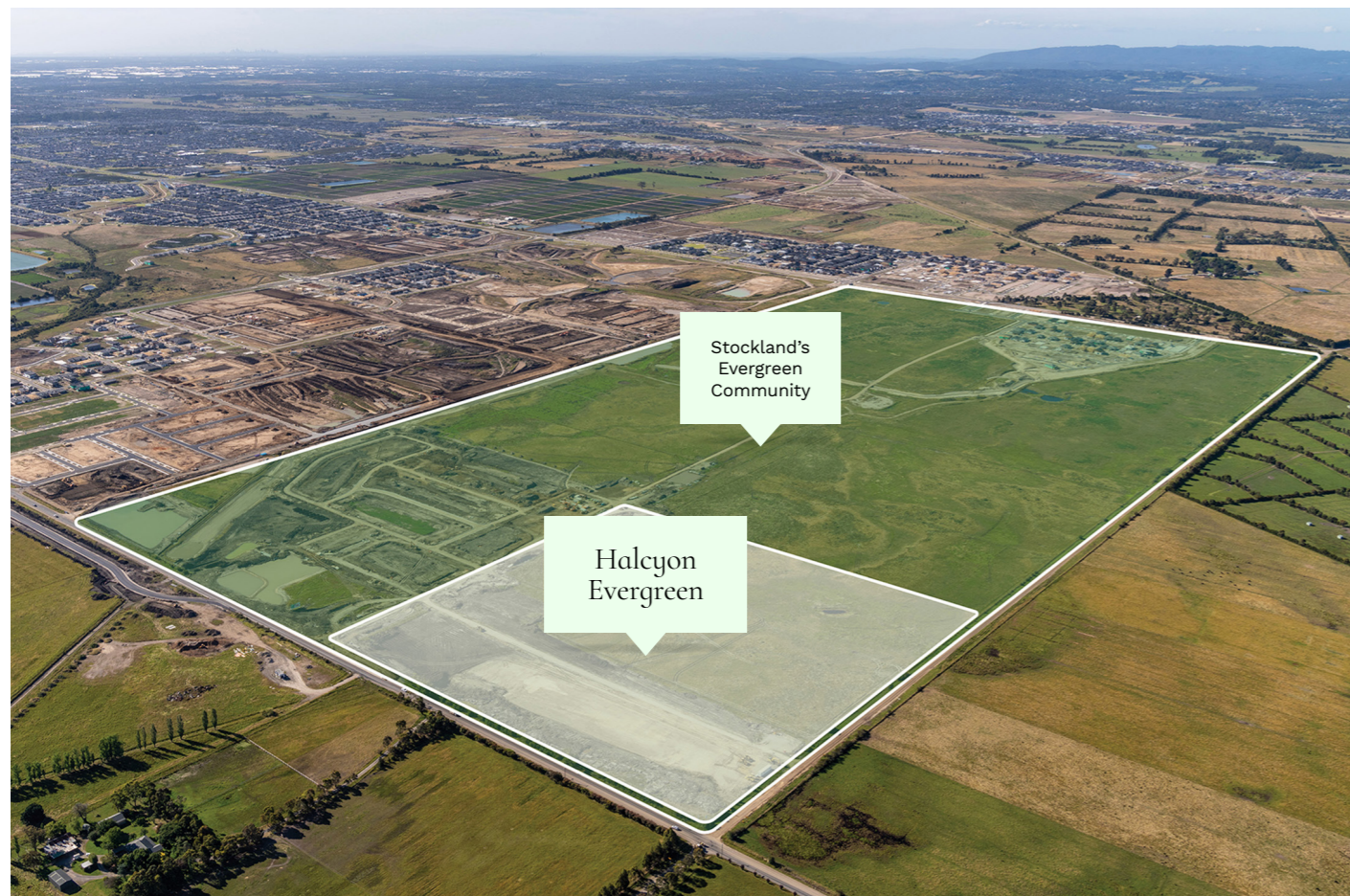
Then, at the end of the day, relax and enjoy the rural vistas at The Homestead or The Stables with friends or family.

This is the ultimate connected village, where your new, low-maintenance life is lived at your own pace. Away from the hustle and bustle, but just a short drive from everything you need.



A life of *growth* and choice

Here, you'll find everything you need for modern living, with a direct connection to the wider community amenities.



Artist's impression only. Subject to change.

Tree-lined, walkable streets dotted with parks and shaded meeting points make for a pleasant wander any time of the day.

While the area's natural surrounds are perfect for early morning dog walks.

Just across the road, to the south of Halcyon Evergreen, is the future Clyde Regional Park and Sporting Precinct, offering 120 hectares of open green space and sporting facilities.

All accessible from your front gate.

So you – and your visitors – can enjoy the best of both worlds.



Evergreen is a vibrant Stockland community in the growing south-east suburb of Clyde.





Not too far from the madding crowd

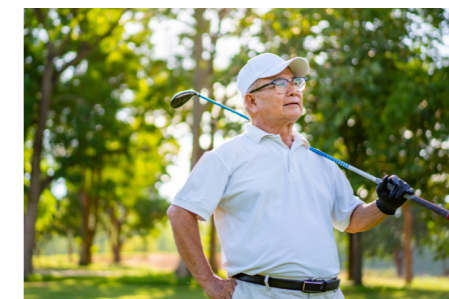
The joy of life at Halcyon Evergreen is in the distinct, natural setting.

But its best kept secret is the convenience of Clyde.

An abundance of choice just a short drive away. With shopping at Clyde, Selandra Rise and the Berwick high street.

Mornington Peninsula is easily accessible too, as is Cranbourne Golf Club, and the Royal Botanic Gardens. While the Princes Freeway will have you in Melbourne's CBD in under an hour.

Inside or outside the gates, you can choose to take it on, or take it easy, knowing you and your friends aren't too far from the madding crowd.





7-star energy *living*

Everything at Evergreen has been designed with sustainability in mind.

From shaded pockets and sun-drenched alfresco areas, to the community's shared Tesla electric car, sustainable materials and solar energy.

So, relax. Because both your cost of living and your carbon footprint will always be light.



Find *your place* and pace

The Homestead

The Homestead brings neighbours, friends and families together. This is a wonderful space to connect with different interest groups, enjoy activities or have some neighbourly chit-chat.

Recreation Club with dance floor

Lounge with fireplace

Library

Heated mineral salt pool

Hair salon and treatment rooms

Gym and fitness classes



Artist's impression only. Subject to change.



“
Halcyon Evergreen feels like a classic Australian homestead, with exceptional facilities scattered right across the community.
”



Artist's impression only. Subject to change.

The Yard

Getting out in the yard makes keeping fit and active easy.

Play a round of pickleball on one of the three courts

Enjoy lawn bowls anytime on the green

Enjoy a sing along at the open firepit and alfresco dining space

Grow communal vegetables in the raised garden beds

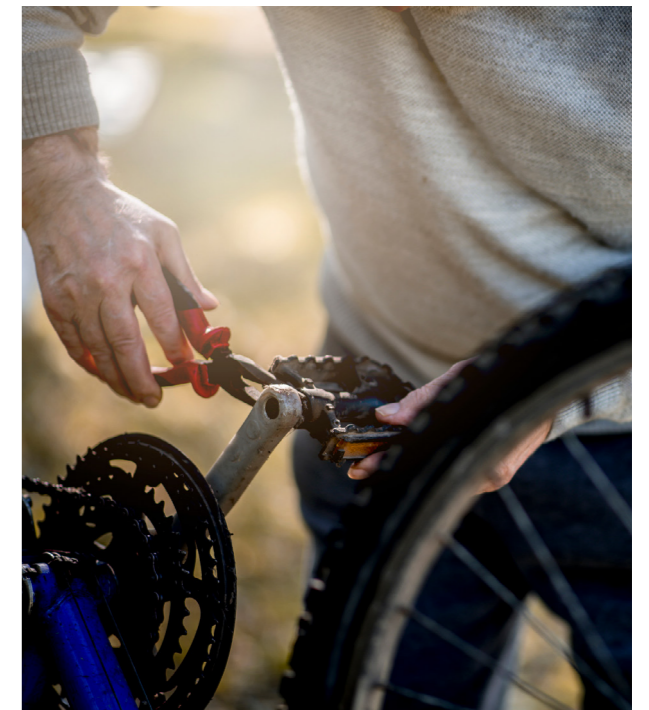
Unwind in our open-air yoga space



The Shed

Clean it up, fix it up or mess it up. You'll discover a whole host of useful ways to channel your creative energies. From wood working to bike-maintenance, every hobby is welcome.

Craft and build in the well equipped hobby shed





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 home is secure, and protected by the CCTV camera surveillance, number plate recognition technology and secured pedestrian access.

So, start ticking off that bucket list with a vast array of getaways less than three hours from your (secure) front door.

And rest easy knowing that your management team, caretakers, trusted friends and neighbours are keeping an eye on things back home.





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Take it on or take it easy, Halcyon Evergreen has everything you need, right on your doorstep.

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Designed for *Living*. Built for *Life*.



Relaxed luxury, a slower pace and absolute affordability brings the best of lifestyle living to Melbourne's South-East.



Homes at Halcyon Evergreen are built with contemporary facades for maximum street appeal.

Front patios to connect with neighbours. Wide streets and deep driveways to deliver a sense of space. And connectivity that flows from the main tree-lined entry, Halcyon Boulevard, right to your front door.

Inside, the architecturally designed homes enable you to right-size, not downsize. While your neighbours homes are designed in unity to optimise sunlight.

Here, everything can be made to your liking, with a variety of upgrade options that'll help you individualise the space. From quality fittings and designer finishes, to four brilliant colour schemes.

All so you can fully embrace your next chapter and create a safe, rejuvenating home, surrounded by friends.



Quality comes as standard



At Halcyon Evergreen, open plan homes filled with well-considered features let you naturally go with the flow.

Built using patented methods of design and construction to eliminate false floors and provide you with a slab-on-ground home to ensure guaranteed compliance and strict adherence to Victorian legislation.

Each home has a superior energy rating, with three levels of insulation to enhance comfort and reduce running costs.

Outside, Hebel cladding and Colourbond roofing keeps you cooler in summer, and warmer in winter.

Reflecting Aging in Place design principles, our subtle design features 'think ahead' and anticipate life's changes. From no step entry, wider hallways and doors, to hobless shower recess, and bathroom walls with noggings to install grab rails.

And while you may not need them now, these features will support you at every stage of life with easy access and adaptability.

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Naturally go with the
indoor-outdoor flow.

You'll love
Halcyon Evergreen's
sense of space.

”



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 Evergreen lifestyle. And our passionate, enthusiastic community managers work closely with homeowners every day to establish new interest groups, events, and activities.

Our team is also dedicated to the maintenance and upkeep of the streets, communal spaces, and recreational areas. So 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 (no DMF. Upon settlement, you retain 100 percent of capital gains from your sale.

It's transparent ownership models like this that mean there are 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 25 plus 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 today, over 3,500 people call a Stockland Halcyon Community home (and this number is growing every day).

Our core principles are committed to:

- 1. Superior architecture** that expresses the essence of the community and honours the local lifestyle.
- 2. Detailed master planning** 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** to deliver sustainable communities and uphold your long-term investment.

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.



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Scan for website

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