

Housing Catalogue



Stockland



Halcyon Nirimba

Experience Sunshine Coast living at its best, at Stockland Halcyon Nirimba

Our new Over-50s' Community

Whether you're an empty-nester, a semi-retiree or simply looking for a fresh start, it's time to make the most of all the good things in your life – like friends, family and quality time together. Our brand-new Over-50s' Community could be your perfect next step.

Designed by our award-winning architect partners, DC8 Studio in conjunction with Ausmar Homes, Stockland Halcyon Nirimba offers an impressive range of homes to choose from, all generously sized, energy efficient and built to flow seamlessly from private yard space, through open-plan living and out onto the front patio.

All homes are certified minimum 6-star NATHERS rating, making them very cost efficient, with CSR PowerPanel hebel walls to keep your home cool in summer and warm in winter.

Each home comes with a 3,000 litre water tank plumbed into the toilet, laundry tap and external garden tap, to save on your water bill.

There is also an extensive range of fixed-price upgrades from Solar Panels to epoxy floor coating in the garage and most things in between.

The well-thought out floor plans allow plenty of natural light into the homes and have been designed to take advantage of the Sunshine Coast climate all year round.



Naturally-inspired, luxury living

Gardens are situated outside windows and internal view lines give you that luxurious 'surrounded by green space' feeling. The tree-lined streets and landscaped patios provide a lush, inviting streetscape – and the perfect gathering place for friends and neighbours. You'll feel right at home in your exclusive sanctuary from the first moment you step inside.

Stockland Halcyon Nirimba is one of the first Over-50s' Communities in Australia to have a range of Gold Standard, Livable Housing Australia certified homes. With wider hallways, bigger bathrooms and more space, as well as being easier to access and navigate – they're simply better to live in.

Our proud and long history of developing desirable, award-winning communities has allowed our team to develop a housing range that is not only affordable and offers great value for money but also reflects the way over-50s want to live down to the last detail.

Peace of mind built into every detail

Every home features brand-new, high-quality inclusions – like Bosch kitchenware and Essastone bench tops – that are guaranteed to provide years of hassle-free use and enjoyment. And there is the option to upgrade all inclusions to suit your taste and budget during the purchase process.

All homes feature: fully tiled bathrooms and luxurious ensuites, built-in robes, study nooks or multi-purpose rooms, optic fibre to the home for fast broadband, video intercom to the front gate, Community TV channels, an abundance of storage, low-maintenance astroturf backyard, dishwasher, USB power points, window coverings, LED downlights and much, much more.

Built from structural steel wall and roof frames, and sit on a patented slab system, each home has 10-year structural warranty and every included appliance is covered by supplier warranties.



Typical landscaping plan



Cottesloe floor plan shown. Landscaping varies by floorplan. The illustrations and floor plan shown are indicative visual aids only. Stockland Halcyon makes no warranty in relation to the accuracy of the dimensions or the location or availability of the fixtures and fittings shown in the plan. The dimensions are not based on actual measurements and no reliance should be placed on them. Furniture and plants are not included.

Legend

- | | | |
|---|--|---|
| 1. Turf to Verge
A-grade turf to verge, maintained by Stockland | 6. Green Views
Mulched and planted garden beds to break up views of fence lines and adjacent homes and provide green views from internal areas | 11. Private Courtyards
Internal courtyards to provide natural light inside the homes. Can be used as storage and a seating area or your own private courtyard |
| 2. Front Patio
Every home has a useable front patio to watch the day go by or meet your neighbours | 7. Good Neighbour Fence
Palings both sides offset to allow breeze through and look good from both sides of fence | 12. Full Front Garden
Garden bed to all front areas to site boundary |
| 3. Visitors Welcome
Your minimum 5.5m long exposed aggregate driveway will offer sufficient space for short-term visitor car parking outside your home | 8. Lower Your Water Cost!
3000L water tank plumbed to toilets and laundry washing machine tap | 13. Spacious Kitchens
Spacious kitchens with European appliances, Essastone benchtops and an abundance of storage |
| 4. Wheelie Bin Storage
Bin storage is behind the gate, screened from the street. Concrete and astroturf paths lead to storage area to make taking bins to and from the kerb on bin day easier | 9. Smart Service Locations
Air-conditioner condensers located away from main view lines | 14. Indoor Outdoor Living
Patos flowing off internal living areas |
| 5. No Mowing
No need to own a mower! High quality astroturf to rear yard | 10. Drying Courts Hidden From Views
Wall or fence mounted clothesline located away from internal views from living areas | |



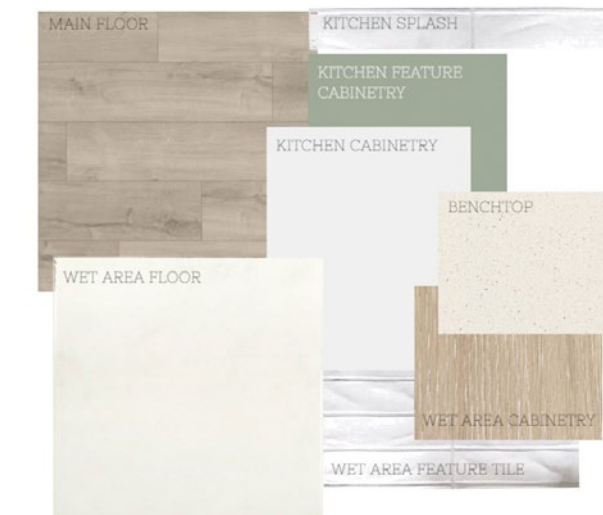
Beautiful on the inside

You can also create the ideal ambience from which to flourish inside your new home with one of these three colour schemes:



Modern

Pops of black and white on pared-back warm timber tones give subtle, relaxing hues to create a classic, polished feel.



Sanctuary

Inspired by the Sunshine Coast, Sanctuary brings a laid-back vibe, with muted tones and a calm, casual essence.



Coastal

Ocean-imbued tones lend a resort-style charm, coupled with an elegance that only nature can inspire.

Find the right fit for you

Create your space to flourish at Stockland Halcyon Nirimba



STEP 1

Choose your land

With a range of lot sizes to choose from you can secure a site that is just right for you. A weekly site fee is payable once you move in and ensures the upkeep and management of the Community and Clubhouse.



STEP 2

Choose your home

Select a home to suit your lifestyle from a large choice of different floor plans. Smart design means space is maximised for you to enjoy plenty of storage, entertaining and quality inclusions.



STEP 3

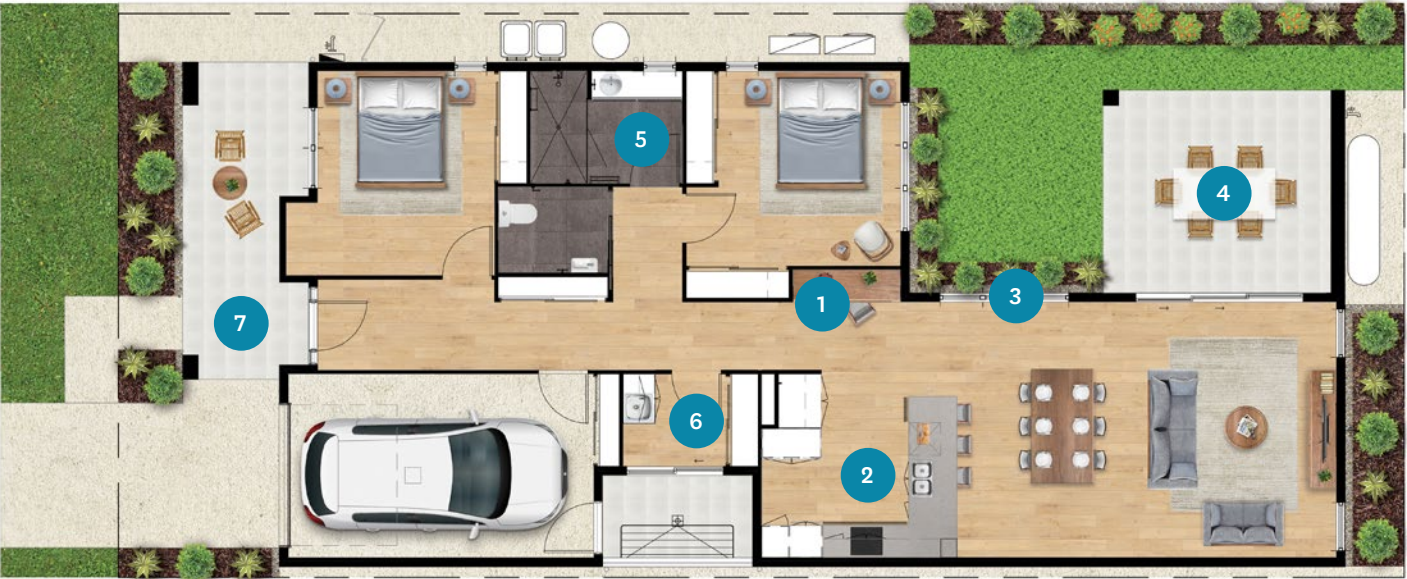
Personalise your home

Finally, choose from a range of upgrades and colour schemes as well as one of five beautiful facades. Then start planning your move and styling that makes your home your own.



Gold Range Airlie

This spacious two bedroom home offers the best of open-plan living, with connected indoor and outdoor living areas flowing seamlessly through a large kitchen right in the heart of the action. The private rear patio can open up to extend the indoor/outdoor living experience for which the Sunshine Coast is famous.



1. Convenient built-in study nook
2. Large kitchen with open-plan to dining and living areas
3. Large window views from living areas to yard
4. Private outdoor rear patio connected to the indoor living areas

5. Spacious bathroom and powder room
6. Laundry with linen cupboard opening to service courtyard drying area
7. Large front patio and separate footpath entry to home

Airlie

TYPICAL FLOORPLAN



HOUSE AREA

Living Area	123.2m ²
Garage Area	22.4m ²
Outdoor Dining Area	17.1m ²
Porch Area	12.8m ²
Total Area	175.5m ²

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Airlie with Hip facade



Airlie facades

Gable



Hamptons



Scandi

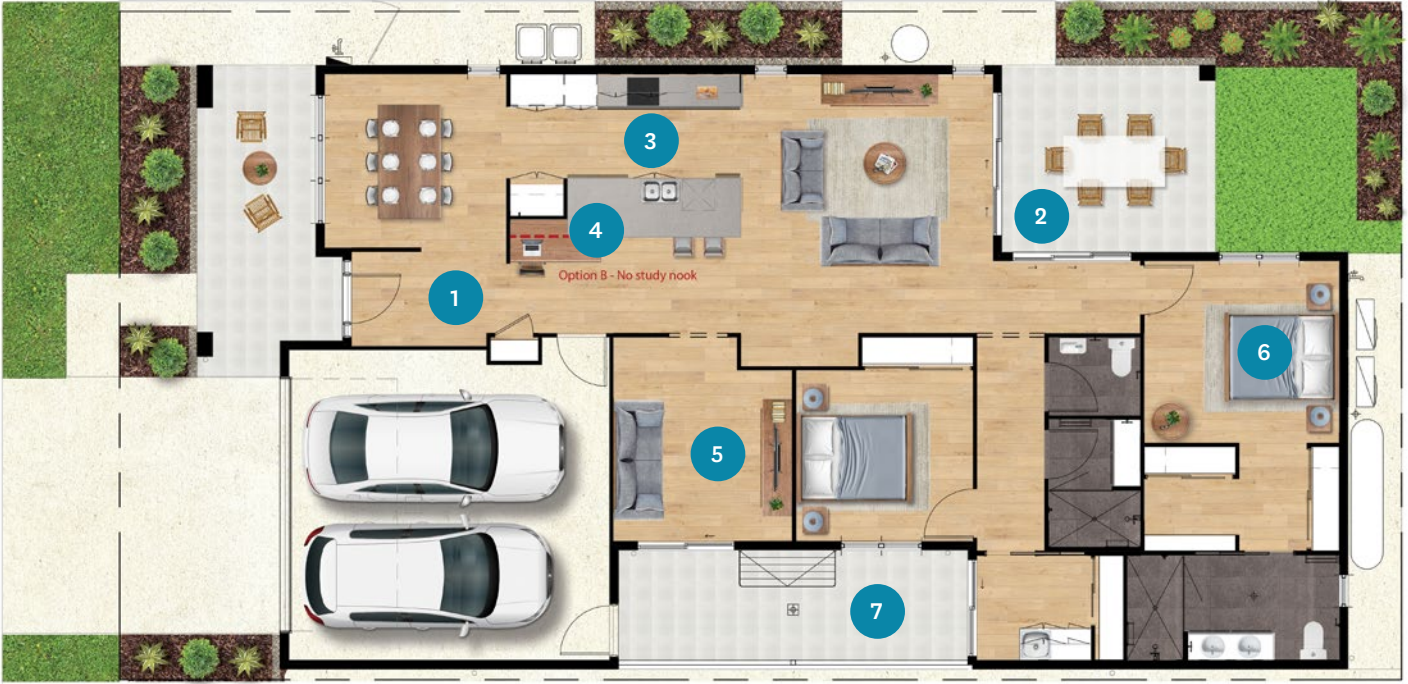


Skillion



Gold Range Bronte

The entertainer of the range with open-plan living from front to back, the focus of the Bronte Gold is the impressive central kitchen featuring an attractive workbench to gather around. The conveniently situated multi-purpose room next to the outdoor courtyard opens up a world of possibilities.



1.

Open-plan living from the moment you walk in
2.

Front and rear patios connected by large living areas, with views to the street and the rear yard to provide a feeling of spaciousness
3.

Large kitchen with oversized bench and glass window splashback overlooking greenery of the garden
4.

Built-in study nook/workstation and cabinetry
5.

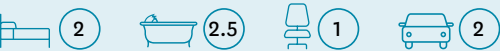
Multi-purpose room conveniently located near kitchen and outdoor courtyard
6.

Large main bedroom overlooking rear yard with ensuite and walk-in robe
7.

Large laundry opening to service courtyard drying area

Bronte

TYPICAL FLOORPLAN



HOUSE AREA

Living Area	146.9m ²
Garage Area	37.7m ²
Outdoor Dining Area	14.0m ²
Porch Area	13.2m ²
Total Area	211.8m ²

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Bronte with Gable facade



Bronte facades

Hip



Hamptons



Scandi



Skillion



Bronte Internal



Gold Range
Cottesloe

Sunshine Coast living at its best. The large kitchen is the main feature of the home, seamlessly connected to the laundry and service areas, as well as your own private courtyard, and overlooking the open-plan dining, living and entertaining area of the outdoor patio.



1.

Unique main bedroom design with large ensuite, expansive cupboards and entry hallway to the bedroom itself will feel like your own sanctuary
2.

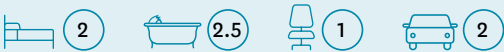
Laundry connected to the service courtyard
3.

Multi-purpose room integrated to main living area with openable corner and sliding glass door to your own private courtyard
4.

Large front and rear patios
5.

Strategically located yard space and garden beds to provide green views as you enter the main living area

TYPICAL FLOORPLAN



HOUSE AREA

Living Area	142.8m ²
Garage Area	36.8m ²
Outdoor Dining Area	12.9m ²
Porch Area	12.5m ²
Total Area	204.9m ²

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Cottesloe with Scandi facade



Cottesloe facades

Hip



Gable



Hamptons



Skillion



Cottesloe Internal



Gold Range
Noosa

The spacious multi-purpose room that opens up to an outdoor patio is the hero of this design. Add in a massive kitchen, butler’s pantry and open-plan living space, this home has it all. The second bedroom opens up to its own private courtyard, making it perfect for visiting guests.



1.

Massive multi-purpose room
2.

Huge kitchen with an integrated butler’s pantry and laundry combination with direct access to the drying courtyard
3.

Quiet lounge room with plenty of wall space yet connected to the dining room and outdoor patio
4.

Main bedroom to the front of the home with walk-in robe area and large ensuite beyond

TYPICAL FLOORPLAN



HOUSE AREA

Living Area	151.2m ²
Garage Area	38.0m ²
Outdoor Dining Area	14.9m ²
Porch Area	10.6m ²
Total Area	214.7m ²

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Noosa with Hamptons facade



Noosa facades

Hip



Gable



Scandi

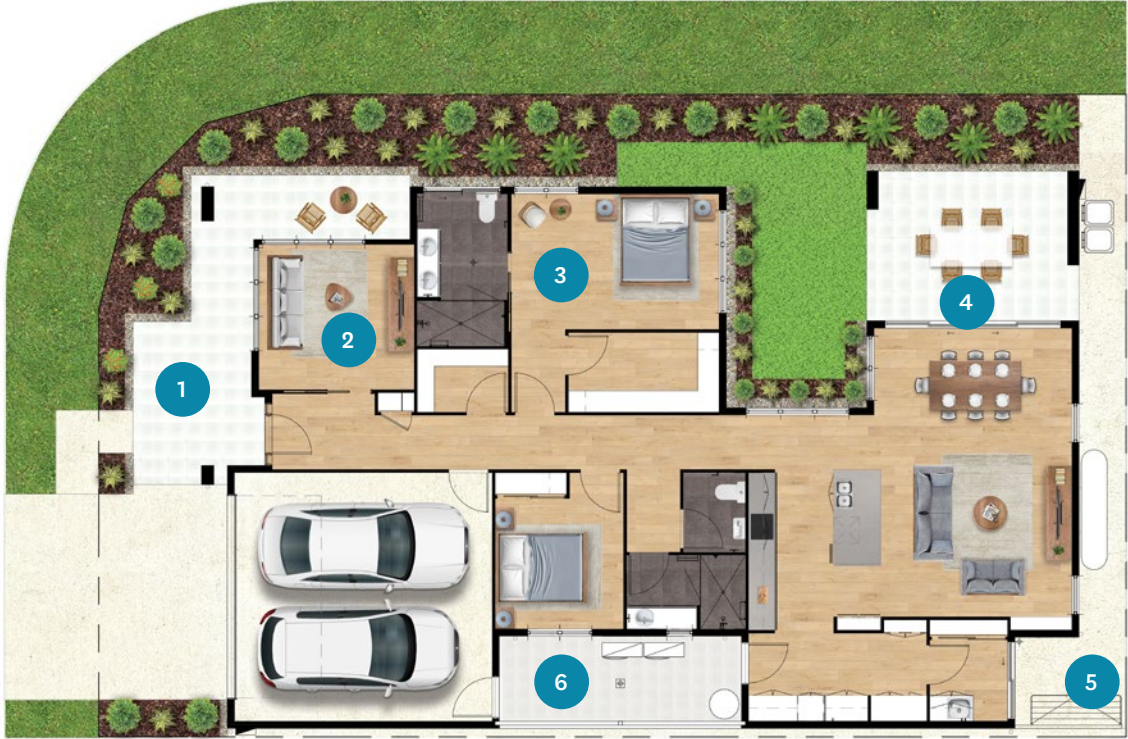


Skillion



Gold Range
Whitehaven

An expansive main bedroom with views to the backyard, a statement kitchen/butler’s pantry/ laundry combination and separate multi-purpose room make this the envy of the range. The wrap-around front patio provides great street appeal along with shade to the multi-purpose room.



1.

Wrap around front patio
2.

Multi-purpose room perfect for a home office, den, theatre room or any other uses you can imagine
3.

Penthouse-sized main bedroom with views to the yard and garden bed
4.

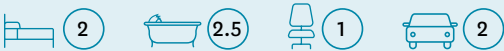
Corner living yet private rear patio, connected to the open-plan living dining and kitchen areas
5.

Separate service courtyard
6.

Internal private courtyard off the second bedroom, perfect for visitors

Whitehaven

TYPICAL FLOORPLAN



HOUSE AREA

Living Area	156.8m²
Garage Area	38.1m²
Outdoor Dining Area	21.5m²
Porch Area	17.4m²
Total Area	233.7m²

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Whitehaven with Skillion facade



Whitehaven facades

Hip



Hamptons



Gable



Scandi



Silver Range
Avoca

This two car, two bedroom plus study home is the perfect mix of affordability, luxury and function. The central kitchen with large walk-in pantry is the main feature of the open-plan living space, and the rear patio connects to both the living areas and the main bedroom in a lovely, flowing design.



1.

Large main bedroom with walk-in robe and ensuite
2.

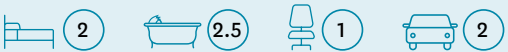
Powder room and bathroom located conveniently opposite the second bedroom, yet away from living areas
3.

Second bedroom has a private courtyard perfect for visitors to have their own space
4.

Kitchen with walk-in pantry
5.

Plenty of storage with two linen cupboards and garage storage

TYPICAL FLOORPLAN



HOUSE AREA

Living Area	125.4m ²
Garage Area	37.0m ²
Outdoor Dining Area	12.0m ²
Porch Area	5.4m ²
Total Area	179.8m ²

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Avoca with Hip facade



Avoca other facades

Gable



Scandi



Hamptons

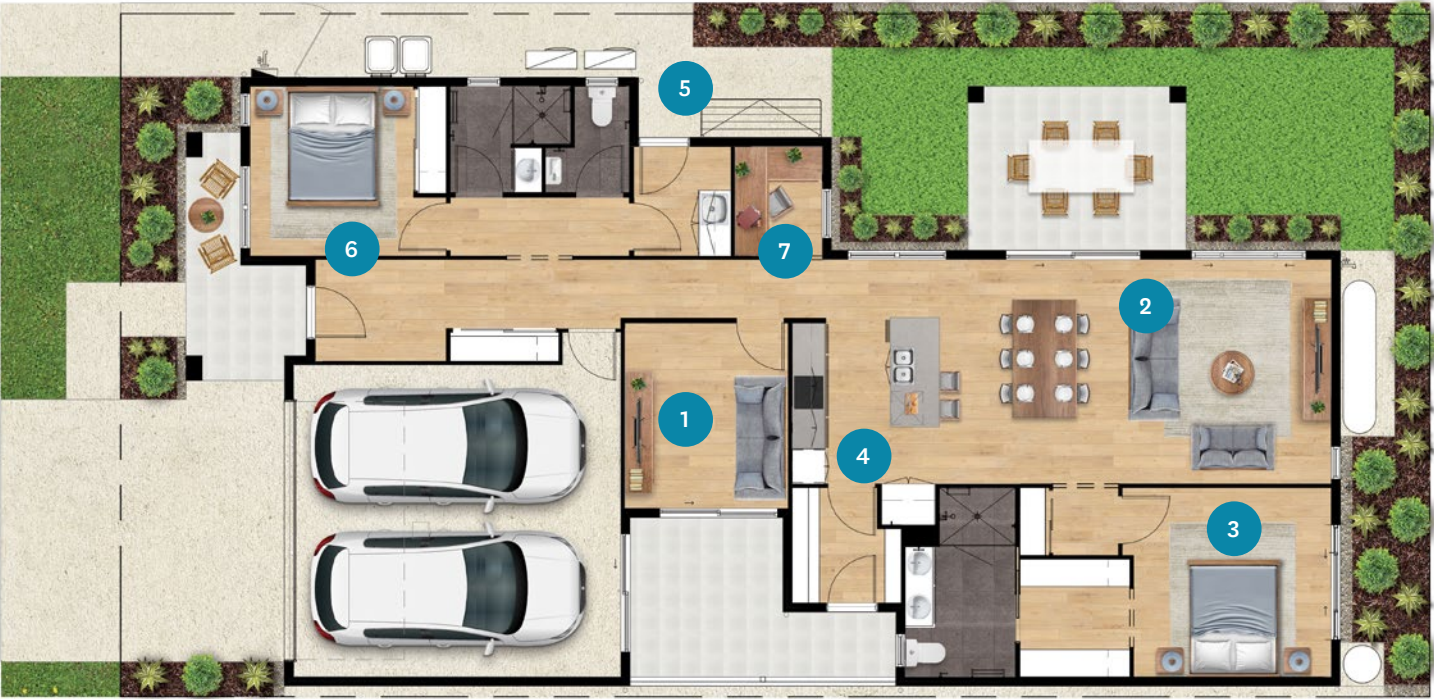


Skillion



Silver Range
Brighton

The Brighton is a hard worker, packed with features: main bedroom with walk-through wardrobe and ensuite, multi-purpose room, study, walk-in pantry to the kitchen and a separate Visitor's Wing with second bedroom and bathroom combination.



1.

Multi-purpose room opens up to private courtyard which also opens up to the garage creating a multi-purpose courtyard
2.

Open-plan living with central rear patio surrounded by yard and gardens
3.

Main bedroom with walk-through robe and ensuite
4.

Kitchen has a large walk-through pantry
5.

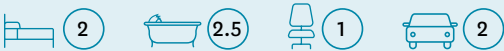
Drying court hidden from view and adjacent the laundry
6.

Visitor's Wing – second bedroom, bathroom, powder room and laundry
7.

Separate study nook with window overlooking yard

Brighton

TYPICAL FLOORPLAN



HOUSE AREA

Living Area	134.5m ²
Garage Area	38.1m ²
Outdoor Dining Area	12.0m ²
Porch Area	7.0m ²
Total Area	191.6m ²

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Brighton with Hip facade



Brighton Other facades

Gable



Scandi



Hamptons

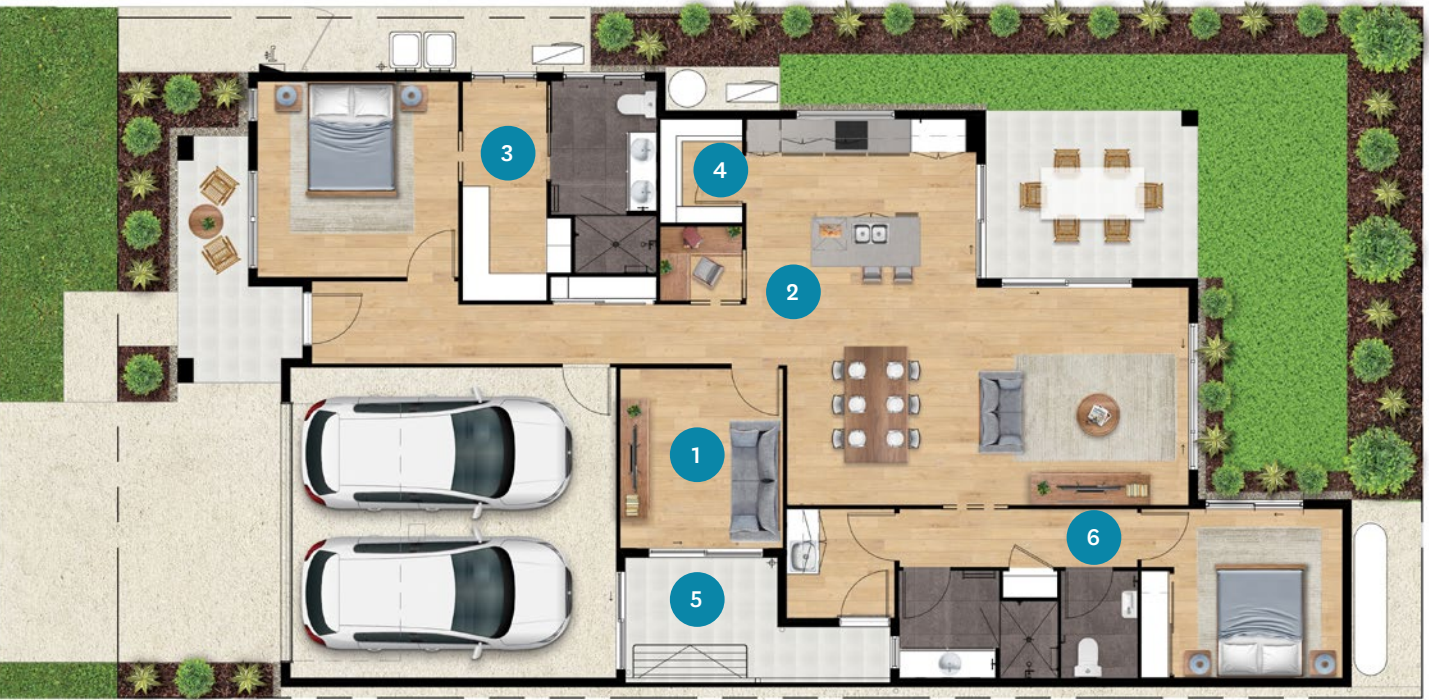


Skillion



Silver Range
Cabarita

With a Visitor’s Wing, a generous multi-purpose room opening to the courtyard, a study nook and a feature kitchen with an oversized walk-in pantry, the Cabarita ticks all the boxes of luxury, functionality, open-plan living and indoor/ outdoor Queensland living.



1.

Multi-purpose room opens up to private courtyard which also opens up to garage creating a multi-purpose courtyard
2.

Open-plan living with central rear patio surrounded by yard and gardens
3.

Main bedroom with walk-through wardrobe and ensuite
4.

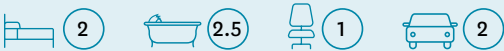
Kitchen has a large walk-through pantry
5.

Drying court hidden from view and adjacent the laundry
6.

Visitor’s Wing – second bedroom, bathroom, powder room and laundry

Cabarita

TYPICAL FLOORPLAN



HOUSE AREA

Living Area	137.7m ²
Garage Area	36.7m ²
Outdoor Dining Area	12.0m ²
Porch Area	7.5m ²
Total Area	193.9m ²

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Cabarita with Hip facade



Cabarita facades

Gable



Scandi



Hamptons



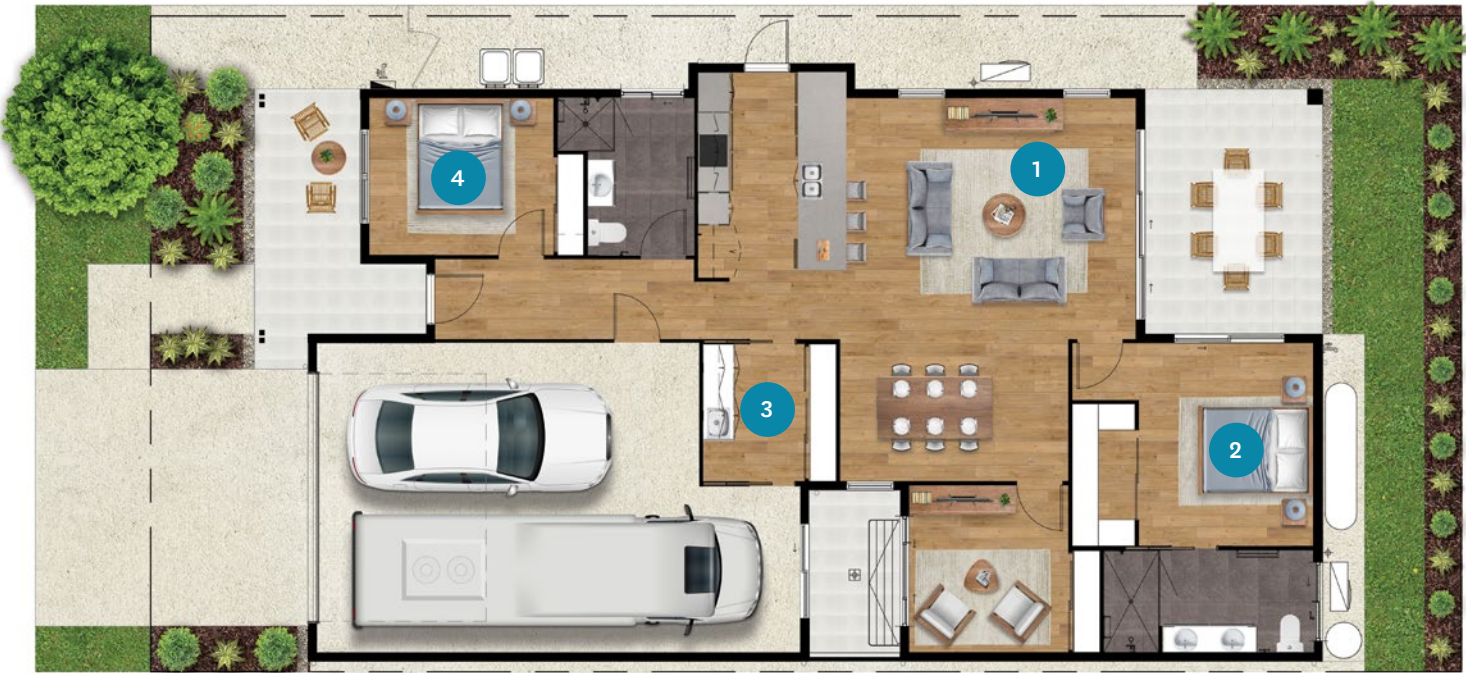
Skillion



Silver Range

Hamilton

The perfect two-bedder for people who like to entertain – and love to go off on their travels. With a self-contained Visitor’s Wing and open-plan, indoor-outdoor flow, your guests will love coming over for the weekend. And when you come home from your adventures, your double garage has space to store your car and RV safely till the next trip.



1.

Open-plan living with central rear patio surrounded by yard and gardens
2.

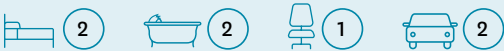
Main bedroom with walk-through robe and ensuite
3.

Laundry connected to the garage
4.

Visitor’s Wing – second bedroom, bathroom, powder room and laundry

Hamilton

TYPICAL FLOORPLAN



HOUSE AREA

Living Area	131.5m ²
Garage Area	53.5m ²
Outdoor Dining Area	15.8m ²
Porch Area	11.8m ²
Total Area	212.6m ²

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Hamilton with Gable facade

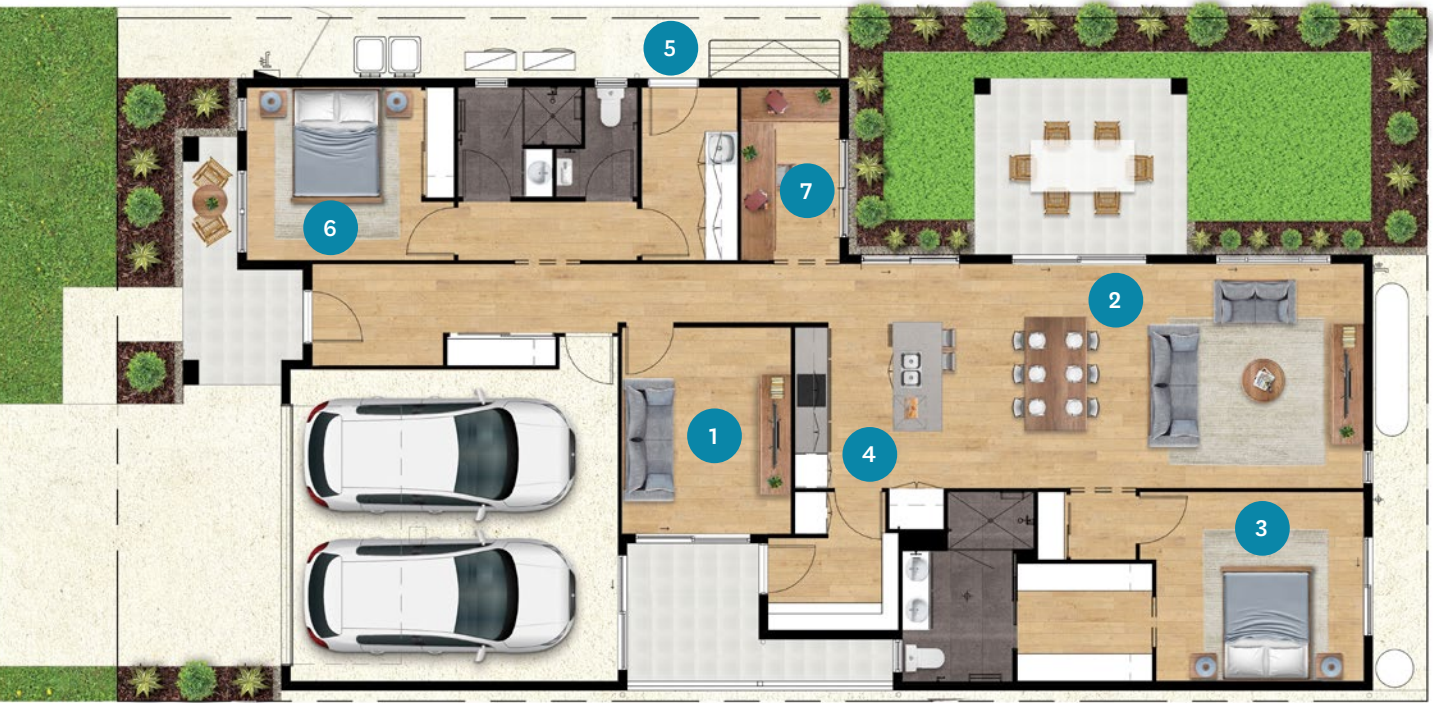


Hamilton with Scandi facade



Silver Range Portsea

The big brother of the Brighton! Portsea offers all the great features of the Brighton, but with a larger laundry, study, walk-in pantry and multi-purpose room. Entertaining is a breeze, and your guests will love the separate Visitor's Wing!



1.

Multi-purpose room opens up to private courtyard which also opens up to garage creating a multi-purpose courtyard
2.

Open-plan living with central rear patio surrounded by yard and gardens
3.

Main bedroom with walk-through wardrobe and ensuite
4.

Kitchen has a large walk-through pantry
5.

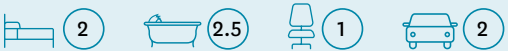
Drying court hidden from view and adjacent the laundry
6.

Visitor's Wing – second bedroom, bathroom, powder room and laundry
7.

Separate study nook with window overlooking yard

Portsea

TYPICAL FLOORPLAN



HOUSE AREA

Living Area	148.2m ²
Garage Area	38.1m ²
Outdoor Dining Area	12.6m ²
Porch Area	7.0m ²
Total Area	205.8m ²

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Portsea with Hip facade



Portsea Other facades

Gable



Scandi



Hamptons



Skillion



Silver Range
Sorrento

Boasting all the features of the Cabarita, but with even more storage, a larger study and generally larger living spaces – including the separate Visitor’s Wing – the Sorrento ticks all the boxes the Cabarita does, and then makes them bigger!



1.

Large main bedroom with walk-through robe and ensuite
2.

Second bedroom has views over the rear yard and is connected to the second bathroom and powder room – a perfect Visitor’s Wing
3.

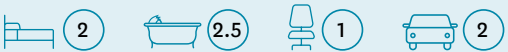
Multi-purpose room opens up to private courtyard which also opens up to garage creating a multi-purpose courtyard
4.

Kitchen with an oversized walk-in pantry
5.

Plenty of storage with two linen cupboards and walk-in storage cupboard
6.

Walk-in study nook

TYPICAL FLOORPLAN



HOUSE AREA

Living Area	155.9m ²
Garage Area	36.6m ²
Outdoor Dining Area	13.1m ²
Porch Area	7.2m ²
Total Area	212.7m ²

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Sorrento with Hip facade



Sorrento facades

Gable



Scandi



Hamptons



Skillion



Ready for your next chapter?

Find out how you can flourish at Stockland Halcyon Nirimba.

Call **13 52 63** or email
halcyon.nirimba@stockland.com.au



Stockland



Halcyon Nirimba

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