



Designed for  
over 50s



Stockland



Halcyon Nirimba



“  
*There's so much  
to look forward to.*  
”



# Welcome to 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.

## A new beginning...

Nestled in Aura, the Sunshine Coast's City of Colour, and surrounded by like-minded characters determined to make the most of this exciting next stage of their lives, you'll have no problem making new friends. And once your old friends and relatives see what your new home has to offer, they'll be coming over as often as you'll let them!

## ... with a familiar feeling

Life in Stockland Halcyon Nirimba is as exciting, relaxing, social, energetic or lazy as you want it to be. Boasting an enviable list of communal facilities for exclusive use by residents and their guests, this is what resort-style living is all about.





# Welcome home!

As you arrive at the entrance the secure gates will automatically open upon reading your number plate, revealing the impressive treelined boulevard that leads past the Clubhouse, along the wide open, tree-lined streets to your new home.





# Connection, connection, connection.

Starting from your new base, tree-lined veloways (aka bike paths) connect you to the whole Aura Community and all its amenities – or you can use the existing and soon to-be-completed road links to go to the beach, Brisbane and beyond.

## You're in the middle of... everything!

Unlike more 'out-of-the-way' communities, being part of Aura means that all the local supermarkets, restaurants, coffee shops and everything else are within easy reach. You can grab the necessities down the road at Baringa Retail Precinct, or for larger shopping trips, there are malls a short drive away.

 **Stockland**

 **Halcyon Nirimba**

### Legend

-  Aura
-  1 Aura Brook
-  2 Baringa Shopping Centre
-  3 Future Aura City Centre
-  4 Future CAMCOS
-  5 Future Bells Creek Arterial (Under construction)
-  6 Caloundra CBD
-  7 Kings Beach
-  8 Pumicestone Passage
-  9 Aura Business Park



# Introducing... The Club.

The Clubhouse has been meticulously designed by award-winning Architects DC8 Studios as a place for recreation, fitness, sports, socialising or just sitting and relaxing.

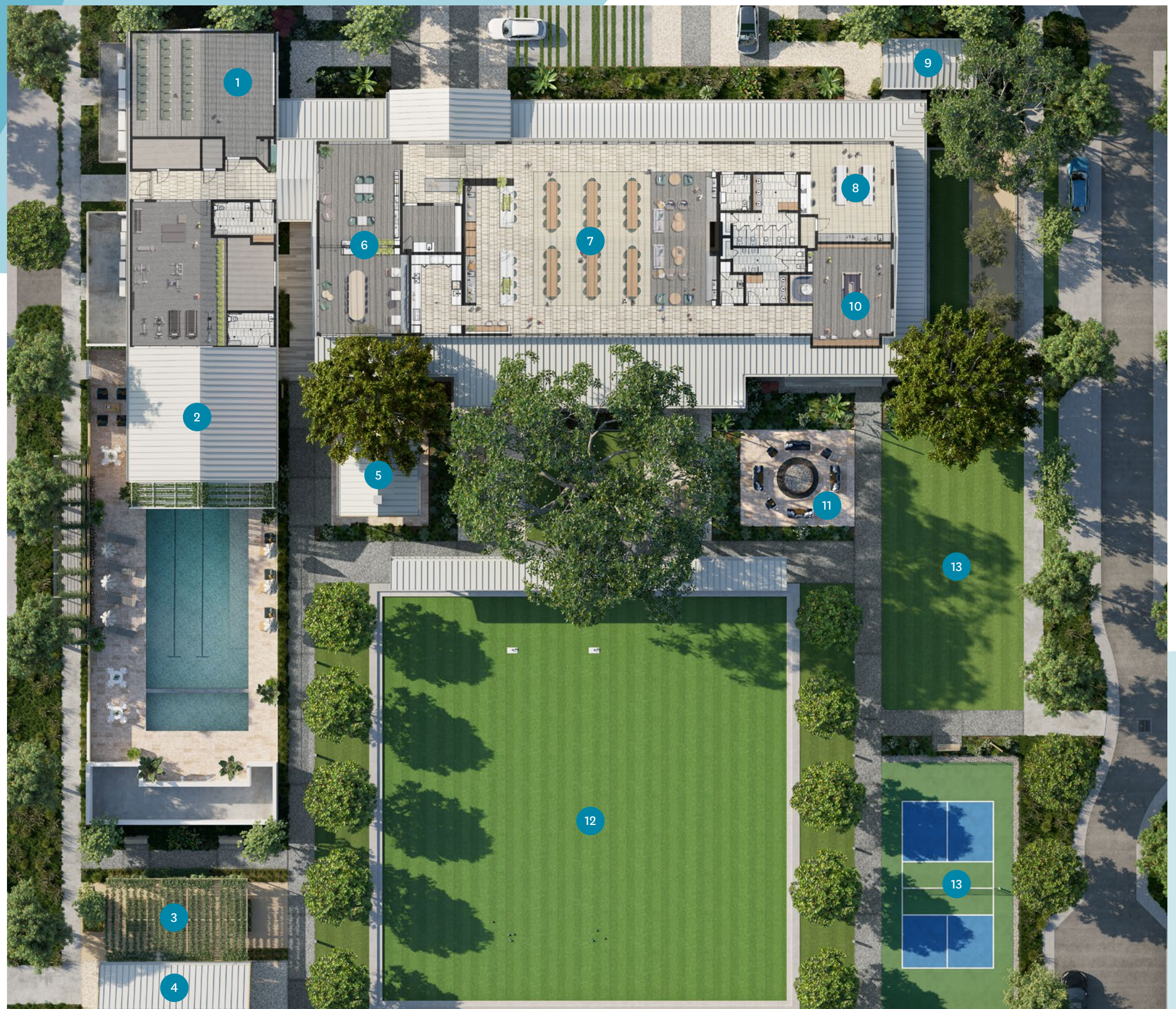




# The Clubhouse

## Facilities

- 1 Picturehouse Cinema
- 2 Freedom Wellness Centre
- 3 The Community Garden
- 4 The Workshop
- 5 Elements Outdoor Kitchen & Grill
- 6 The Hub Business Lounge & Library
- 7 The Social Collective Kitchen & Bar
- 8 The Studio Arts & Crafts Centre
- 9 The Pavilion
- 10 The Corner Pocket Billiards Lounge
- 11 The Pit
- 12 The Commons Bowling Green
- 13 Jacques Pickleball & Croquet Court



The Clubhouse illustration and floor plan shown is an indicative visual aid only. Stockland Halcyon makes no warranty in relation to the accuracy of the dimensions or the location or availability of the fixtures, fittings, furniture or plants shown in the plan.



## Freedom Wellness Centre Pool, Spa & Gym

Stay fit with exclusive access to a gym with free weights and the latest exercise machines, all in a private setting overlooking the 20m swimming pool with spa.

“  
I can see us having  
the best times in here  
”

Artist's impression. Subject to change.

Stockland Halcyon Nirimba



## The Hub Business Lounge & Library

Grab a coffee, grab a wine, grab a friend or sit alone and watch the world go by in The Business Lounge that also doubles as a training area or meeting room.







Artist's impression. Subject to change.

## The Social Collective Kitchen and Bar

Offering a coffee machine, bar, kitchen and servery for all-day refreshment and entertaining, The Collective really is the heart and soul of the Clubhouse.





## The Studio Arts & Crafts Centre

The Studio is a boutique multi-use space to paint, sew, make, learn to play a game or simply let your creative juices flow.

## Elements Outdoor Kitchen & Grill

The choice of BBQ or woodfire pizza under the festoon lighting of Elements will make for the perfect evening get together.



## Community Garden

The green-fingered among you will love the resident-run Community Garden, complete with potting shed, where you can grow fruit, veggies and flowers for all to share.

## Picturehouse Cinema

For movies, sporting events and more, the Picturehouse offers an intimate cinema with state-of-the-art screen and sound. Make a night of it, in your own backyard.



## The Corner Pocket Billiards Lounge

The Corner Pocket has a billiards table, dart board, Sports TV, a high bar to look over the backyard and watch the action, as well as a lounge area to socialise.



## The Pavilion

Celebrating a milestone life event – or just fancy entertaining in style? The Pavilion is a covered outdoor area that can be booked for private functions all year round.



## The Workshop

Whether it's fixing up your bike, polishing up your carpentry skills or trying your hand at a new craft skill, the Workshop is the place for you.





## The Pit

Is there anything better on a cool winter's evening than rugging up in front of an open fire and being mesmerised by the dancing flames?





## The Commons Bowling Green

Just a short walk to the bar or the deck, and with the ends under cover, The Commons is designed for bowlers of any level to enjoy year-round, all-day use.

## Jacques Pickleball and Croquet Court

The competitive side of you will have all the action it needs with the Jacques Pickleball and Croquet Court. Go as hard or as social as you like!

## “ The Club.

*It doesn't matter what you're into, there's always something for you at the Clubhouse, the Sunshine Coast's best backyard.*

”



# Day in the life living...

# ...at Stockland Halcyon Nirimba

8am

## Good Morning!

### Dive in

Whether you prefer an early-morning swim or surf, the beach is just a few minutes' drive away.

### Rev up

Warm up or perk up with a freshly-roasted coffee at The Social Collective.

### Get creative!

Take an art class at The Studio.

### Chill out

Catch up with the news or curl up with a book in The library.

12pm

## Time for a break...

### Lunchtime!

Grab a spot of lunch at the Baringa Tavern or in The Social Collective.

### BBQ?

Fire up the grill and cook up a storm anytime you feel peckish.

2pm

## Good Afternoon!

### Feeling active?

Team up and enjoy a Pickleball match, some Croquet or even a round of Bowls.

### Work up an appetite

Get those endorphins buzzing with a workout or a few laps of the pool.

6pm

## The wind-down

### Ease into the evening

How about a game of pool or an aperitif?

### Pizza night

Treat your loved ones to a perfectly-cooked pizza from the family-sized oven.

### Cheers!

Enjoy a refreshing drink at The Social Collective Kitchen and Bar.

### Gold Class

Sit back and watch a great movie, in pure gold class luxury.

### A blaze of glory

Reflect on the day, by the flickering flames of The Pit.





# Freedom to choose – freedom to flourish

To start with, there are a wide variety of house designs for you to choose from. These range from LHA Gold to Silver living standard certification. Generously sized, thoughtfully appointed and built to flow seamlessly from private yard space, through open-plan living areas and out onto the

front patio areas, they all are designed by experts, our building partner, Ausmar Homes and our architect, DC8 Studio, to maximise the Sunshine Coast’s famous indoor/outdoor lifestyle.



Comprehensive range of floor plans



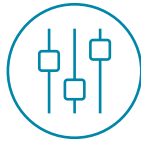
Five facades to choose from



Three external and three internal colour schemes



A range of customisations and upgrade options



Two bedrooms, some including studies or multi-purpose rooms



Multiple car garage options available







## Low-maintenance for easy living

Every home comes with brand-new, high-quality inclusions – like Bosch kitchenware and Essastone bench tops – that are sure to provide years of hassle-free use and enjoyment. And there is the option to upgrade all inclusions to suit your taste and budget, so your new home is unique to you.



European appliances



Essastone bench tops

“ Getting a new  
life/life balance ”





## Cool, calm and connected

The summer months really heat up, so, to complement the natural flow of air through the house, bedrooms and living rooms have ceiling fans and Split System air-conditioning – with the option to upgrade to superior Split System or Ducted air-conditioning systems. And there are Solar Power upgrades available to maximise this plentiful and sustainable power source. For all your WiFi needs, your home will be fully wired up to connect to the NBN.



Split System or ducted  
air-conditioning systems



Solar panel  
power upgrades



NBN ready





## Peace of mind, as standard

Being brand new means no more renovations, no fixing up and no worrying about breakdowns. Each home has a 10-year Structural Warranty as well as LHA Gold or Silver Livability Certifications – meaning you'll enjoy more space, easier access and an overall better designed living experience. And every appliance inclusion comes with a manufacturer's warranty.



Gold & Silver Livable  
Housing Floor Range







## The Great (low-maintenance) Outdoors

Back yards and front patios are designed to be as easy to maintain and ready to enjoy as possible. Astroturf gardens replace the need for a lawn mower and are situated outside windows to 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 family, friends and neighbours.



Easy to maintain  
astroturf gardens



Tree-lined streets





# You're in control

## Freedom to choose...

You'll enjoy the flexibility of choosing from a range of architecturally designed, low-maintenance homes. There are three types of site, a variety of house designs and five different facades to choose from. Then there's the interior – where you are literally spoilt for choice.

## ...time to flourish

With a choice of three colour schemes, a selection of fixtures, fittings, benchtops and more – you can create your new home to perfectly suit your new lifestyle.

## Making the move?

### We make it so easy for you.

You can choose to buy one of our already completed homes – where we've chosen the exterior and interior colours and designs – and once all the paperwork is complete, that home is yours.

Once you've decided to make your move, our Sales Professionals are here to help every step of the way.







# Stockland Halcyon Nirimba Masterplan

## Lot Types

- Traditional Sites
- Villa Sites
- Courtyard Sites
- Potential Dual Living Sites

## Key features

- |                                  |  |  |  |
|----------------------------------|--|--|--|
| <b>1</b> The Clubhouse           | <b>5</b> The Workshop                        | <b>9</b> The Studio Arts & Crafts Centre     | <b>13</b> The Commons Bowling Green          |
| <b>2</b> Picturehouse Cinema     | <b>6</b> Elements Outdoor Kitchen & Grill    | <b>10</b> The Pavilion                       | <b>14</b> Jacques Pickleball & Croquet Court |
| <b>3</b> Freedom Wellness Centre | <b>7</b> The Hub Business Lounge & Library   | <b>11</b> The Corner Pocket Billiards Lounge | <b>15</b> Local Parkland                     |
| <b>4</b> The Community Garden    | <b>8</b> The Social Collective Kitchen & Bar | <b>12</b> The Pit                            |  |

This masterplan provides an impression only of the Stockland Halcyon Nirimba Community. The location, distance or size of lots are indicative only and are not to scale. It is subject to change. Customers should refer to the relevant plans of their chosen site in the Home Purchase Agreement. All details, images and statements are based on the intention of, and information available to, Stockland Halcyon at the time of publication (December 2021) and may change due to future circumstances. Images relating to landscaping are indicative only and may show mature plantings which may not be mature at the time of settlement.



You know exactly  
what you want?



“  
A fresh start  
focused on us!”



### 1. Secure your site

With a range of lot sizes to choose from, you can secure your site with a fully-refundable \$1,000 holding deposit.



### 2. Personalise your home

Select a home to suit your lifestyle, then personalise your home by choosing from a range of floor plans, facades, colour schemes and upgrades. An additional \$1,000 fully-refundable holding deposit is payable to lock in your personalisation choices.



### 3. Contract signing

Final contracts will be prepared incorporating your site details and home personalisation choices. Once everyone is happy, the contracts are signed and it is now time to pay a final deposit of \$3,000, taking the total deposit paid to \$5,000. The remaining home purchase price is due on settlement before you move into your new home.



### 4. The Inspection

When it's nearly ready, you'll be invited to come along for a Pre-settlement Inspection. After this, you'll meet your Community Manager who'll introduce you to the neighbourhood.



### 5. Start your new adventure

Once your home is finished, you'll be officially notified that you have 180 days from the Notice of Completion to settle. On Settlement Day, you pay off the rest of the purchase price, and you're ready to start the next stage of your new adventure!



# Meet the team

“ *We believe there is a better way to live* ”

## Stockland Team

Stockland has been creating places that meet the needs of our customers and communities for over 60 years. Throughout this time our customers and communities have been growing, adapting, sharing and changing our places into their places.

That sentiment has made us into Australia's leading property group with places as diverse as residential communities, town homes, apartments, retirement living villages, retail and more. As Australia's leading developer of Green Star communities, we are committed to sustainability and always create places that both optimise liveability and preserve the environment. The health and wellbeing of our residents is of paramount importance to us, and we aim to create places where communities thrive.

In 2021, Stockland also acquired Halcyon, fast-tracking our vision to create Australia's leading Over-50s' Community business.

The Stockland Team is responsible for managing and delivering the whole Stockland Halcyon Nirimba Community, from the initial planning stages to Move-in Day.

Artist's impression. Subject to change.

## Architects—DC8 Studio

DC8 Studio are a multi-disciplinary team of architects, urban designers, interior designers and visual designers with a singular focus – to design better places for people.

They have many years' experience in the process of adding value through design, and they have proved that a truly collaborative approach, involving all stakeholders from Day One, lays the best foundation possible for creating a successful solution.

## Builders—AUSMAR

Our building partners, AUSMAR, whose key values are honesty, integrity and transparency, are renowned for their top-quality designs, building excellence and turn-key solutions. They have been awarded the HIA Professional Builder of the Year Award three years in row and have been serving the Sunshine Coast for over 20 years.

**DC8STUDIO**

**AUSMAR**  
homes

## Community Management

Stockland Halcyon Nirimba has designated Community Managers who will look after the Clubhouse and be there to keep an eye on your property when you go on holiday. They will also be on hand to welcome you and show you around as you settle in. They're a friendly face to help you feel at home in your new neighbourhood from day one.



# 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](mailto:halcyon.nirimba@stockland.com.au)



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