Release 7



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

Our new Over-50s' Community

Making the move to Stockland Halcyon Nirimba 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, energyefficient 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 fixedprice upgrades from solar panels to instant boiling hot water in your kitchen 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 offers 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.

Stockland's 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.

Create your space to flourish



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.

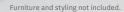
STEP 2 Choose your home

Select a home to suit your lifestyle from a range 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.



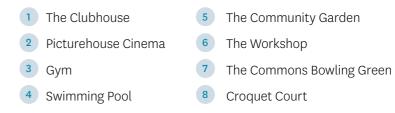


Release 7 Locality

Site Types

- Villa Sites Choose your floor plan Courtyard Sites - Choose your floor plan
- Traditional Sites Choose your floor plan
- Previous Releases

Key features



5



- - 9
- Pickleball Court 10 Outdoor Kitchen
- 11 Local Parkland

Ready for your next chapter?

Find out how you can flourish at Stockland Halcyon Nirimba.

Call **1800 72 71 70** or email halcyon.nirimba@stockland.com.au



Disclaimer. This document is supplied for the purpose of providing an impression of the Stockland Halcyon Nirimba Community and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. All details, images and statements are based on the intention of, and information available to, Stockland Halcyon as at the time of publication November 2021 and may change due to future circumstances. This document is not legally binding on Stockland Halcyon. Stockland Halcyon does not give any warranty in relation to any information contained in this document. Stockland Halcyon does not accept any liability for loss or damage arising as a result of any reliance on this document or its contents.