



# SWAY

BIRTINYA

*Your urban oasis*



Stockland  
*it's your place*





# SWAY

BIRTINYA

Enjoy your own private paradise in one of Australia's favourite coastal playgrounds at Sway, a truly unique waterside townhome community located in the heart of Birtinya, on the Sunshine Coast. Created by Stockland, Sway represents a new way of living for those looking to get the most out of life. From stylish architecturally-designed homes to a lush central park and swimming pool exclusively for residents, this urban oasis is a perfect spot to recharge while still being close to everything.



ESCAPE TO AN URBAN OASIS

Sway Birtinya offers a low-maintenance lifestyle in a tranquil lakeside setting neighbouring the Sunshine Coast Health Precinct. Featuring 60 stunning homes spread over a secluded 1.25 hectares, this boutique community is perfect for modern living. The quality townhomes include a diverse range of unique architectural elements that reflect the Sunshine Coast lifestyle.



Artist's impression of front entry statement of Sway. Subject to change.  
Information and images relating to landscaping are indicative only and may show plantings which may not be mature at settlement.





## ENJOY A WORLD OF CONVENIENCE

Discover a world of convenience right on your doorstep at Sway Birtinya. This exclusive new community is centrally located within a vibrant \$5 billion health, retail, commercial, education and residential hub being created by Stockland. The Sunshine Coast Health Precinct, future Birtinya Town Centre, lakes, parkland and public transport are all within walking distance, with shopping, dining and entertainment options for you to enjoy, while the pristine white sands of Bokarina Beach are just a short drive or cycle away.

Map supplied for the purpose of providing an impression of the proposed development Sway Birtinya 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. No representations and no warranties are given about the future development potential of the site, or the current or future location or existence of any facilities, services or destinations. All distance and travel timeframe references are estimates only, refer to distance by car or driving time (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication (October 2018).





Produce at local farmers market.



Cycle to Bokarina Beach.



Enjoy local cafés.



"iDIDIT!" sculpture in Village Park.



Walking & cycling paths along Lake Kawana.

## A WEALTH OF AMENITIES

Stockland's thriving Birtinya community is a highly sought-after neighbourhood in the heart of the Sunshine Coast.

This vibrant destination offers an enviable coastal lifestyle with a strong focus on health and wellbeing.

Set around the stunning Lake Kawana, Birtinya is bordered by Bokarina Beach on one side and bushland on the other, making it an ideal playground for nature lovers.

Plan a picnic and visit the local farmers markets on Saturday mornings for artisan delights. The brand new Stockland Birtinya Shopping Centre will be a retail

paradise, with dining and shopping in abundance, while the Sunshine Coast Health Precinct includes two hospitals, specialist suites, aged care, childcare and a hotel.

You can also enjoy a growing number of leisure offerings including Kawana Aquatics Centre, sports clubs, gyms and rowing facilities.



CONNECT WITH LIFE

Feel right at home in our tranquil urban oasis overlooking a peaceful lake and parkland beyond. Catch up with friends in the private park or take a dip and enjoy a barbecue in the landscaped pool area.



Artist's impression of the pool and BBQ pavilion at Sway. Subject to change.  
Information and images relating to landscaping are indicative only and may show plantings which may not be mature at settlement.





Artist's impression of Dora & Darcy townhome's kitchen and living in Glasshouse colour scheme. Furniture & accessories not included. Subject to change. Information and images relating to landscaping are indicative only and may show plantings which may not be mature at settlement.

## HAPPINESS LIVES HERE

Welcome home to a new standard of living at Sway Birtinya. Superbly designed for modern lifestyles, the light-filled, open-plan interiors and fresh colours perfectly encapsulate the Sunshine Coast vibe to ensure happiness is right at home.

The quality finishes and architect-designed details will ensure you fall in love every time you walk through the door. As Stockland's only townhomes within the Birtinya community, this is an exclusive opportunity just waiting for you.



DESIGNED FOR LIVING

Sway Birtinya offers low-maintenance living at its very best with thoughtful designs, durable materials and easy-care gardens to ensure you have plenty of time to enjoy life.

The common areas will include lush planting and manicured lawns, all maintained by the Complex Manager, so locking-up and hitting the road for a well-earned holiday has never been easier.

The central location means you can walk to local cafes, shops, parks, health and leisure facilities.

Our contemporary townhomes feature a range of floorplans – choose what suits your lifestyle. Simply select from 1, 2, 3 and 4 bedroom options, decide on your colour scheme and then leave the rest to us.



Artist's impression of Sway's internal private park. Subject to change.  
Information and images relating to landscaping are indicative only and may show plantings which may not be mature at settlement.



ENTERTAIN AT HOME

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Entertain in style and enjoy quality time with family and friends in a home that's made for coffee catch-ups, dinner parties and Sunday barbecues. The open plan designs flow seamlessly from indoor to outdoor and provide the perfect space for entertaining and it's easy to cook up a storm in your stylish and functional kitchen. Sway's private park also provides additional outdoor space for you to enjoy and feel closer to nature.



Artist's impression of Audrey & Asha townhome's kitchen and living in Glasshouse colour scheme. Subject to change.





Artist's impression of Evelyn townhome kitchen and living in Glasshouse colour scheme. Furniture & accessories not included. Subject to change.

### A RANGE OF OPTIONS

At Sway there's a home to suit a variety of lifestyles. There are unique one-bedroom townhomes with private courtyards and options for a home business.

The generous two-bedroom townhomes offer low-maintenance living with the open plan design flowing seamlessly to outdoor terraces.

Or, if you're looking for a spacious family home, ask about the three and four-bedroom townhomes overlooking lush bushland or the secluded lake.



FRASER COLOUR SCHEME

Light and fresh with a splash of colour. Recharge and relax in your coastal-inspired home.

1.  
BENCHTOP

1.

2.  
CARPET

2.

3.  
LAMINATE 1

3.

4.  
TIMBER STAIR TREADS

4.

5.  
FLOOR TILE

5.

6.  
FEATURE WALL TILE

6.

7.  
LAMINATE 2

7.

8.  
PAINT

8.



Artist's impression. Furniture & accessories not included. Subject to change. The colour scheme and finishes are indicative only and are supplied for the purpose of indicating the colour and material of various home specifications within Sway Birtinya. The colour scheme and finishes are based on the intention of, and information available to, Stockland as at October 2018

GLASSHOUSE COLOUR SCHEME

Bold highlights bring a modern edge to living. Sit back and savour the tones.

1.  
BENCHTOP

1.

2.  
CARPET

2.

3.  
LAMINATE 1

3.

4.  
FEATURE WALL TILE

4.

5.  
FLOOR TILE

5.

6.  
LAMINATE 2

6.

7.  
FEATURE WALL TILE

7.

8.  
PAINT

8.

9.  
LAMINATE 3

9.



and may change due to future circumstances. Stockland reserves the right to change the colour, material and type of home specifications: (a) at any time prior to you entering into a contract for sale with Stockland; or (b) in accordance with the terms of your contract for sale. Customers should review the contract for sale regarding specifications.



MEET THE TEAM

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STOCKLAND

Stockland is Australia’s leading residential developer and for more than 60 years we have been committed to creating sustainable communities that thrive for generations to come.

Our communities are as diverse as our customers and include townhomes, apartments, residential communities, retirement living villages, retail and more.

Come home to a healthy, happy neighbourhood thoughtfully designed for you and your family.

HUTCHINSON BUILDERS

Hutchinson Builders is a dynamic and diverse construction company which delivers sophisticated projects across a comprehensive portfolio.

Founded in 1912, the award-winning firm is Australia’s largest privately owned construction company.

Longevity, family values, knowledge, skill and national reach are all intrinsic elements of the company, with more than 300 projects built annually across the nation.

O.G.E. GROUP

Sunshine Coast architectural firm O.G.E. Group has a reputation for delivering dynamic designs and buildings both locally and internationally.

Comprising an energetic team of highly skilled and experienced architects and design professionals, the firm has designed a range of significant projects since 2008.

Approaching architecture as an art form, O.G.E. Group achieves beautiful and practical designs for every project.

AECOM

As experts in designing public spaces that shape communities, AECOM was appointed as the landscape architects on Sway, Birtinya. AECOM is a global network of experts working with clients, communities and colleagues to develop and implement innovative solutions.

Founded in 1990, the firm is a leader in delivering transformative commercial and residential real estate projects.

AECOM provides global reach, local knowledge, innovation and technical excellence to deliver customised and creative solutions that meet the needs of clients’ projects.



This brochure is provided solely for the purpose of providing an impression of the proposed development called "Sway Birtinya" (as well as the approximate location of existing and proposed third party facilities, services or destinations) and the contents are not intended to be used for any other purpose. Any statements of distance, size or area are approximate and for indicative purposes only. No representations and no warranties are given about the future development potential of the site, or the current or future location or existence of any facilities, services or destinations. All images and statements are based on information available at the time of creation of this brochure (October 2018) and may change due to future circumstances. Information and images relating to landscaping, rivers and waterways are indicative only and may refer to or show features which may not be mature or complete at settlement. All distance and travel timeframe references in this brochure are estimates only, refer to distance from the site boundary on Birtinya Blvd, refer to distance by car (unless specified otherwise), and are based on information obtained from Google Maps. This brochure is not a legally binding obligation or warranty. No liability is accepted for any loss or damage arising as a result of any reliance on this brochure or its contents.





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