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Stockland expands Halcyon over 50s offer in Moreton Bay with nine-month build guarantee

[Link to images](#)

Building on the success of Halcyon Promenade, Stockland has launched Halcyon Serrata, its third over 50s Moreton Bay community, offering high-quality turnkey homes ready to move in sooner with a nine-month build guarantee.

Set on a scenic 12-hectare site in Burpengary East and centred around its own nature reserve, the resort-style community will deliver 250 much-needed, low-maintenance homes designed to meet the needs of Australia's growing over 50s population.

With one in three Australians now over the age of 50¹, recent Stockland research shows that this demographic is projected to grow by 1.8 per cent annually over the next decade, outpacing overall population growth by 0.4 per cent.

Queensland is expected to see an even higher rate at 1.9 per cent, making it one of the only states with a net gain in senior internal migration across both capital and regional areas. Coastal and rural regions in particular are hot spots as the sea and tree-change lifestyle trend gathers pace.²

Queensland is leading the nation in over 50 housing, accounting for 50 per cent of all newly built land lease homes, with Moreton Bay emerging as one of the few key growth centres over the next five years.³

Stockland Project Director Andrew Astorquia says that with the over 50s population expected to peak before 2035⁴, the land lease sector is expanding to provide housing for the ageing population over the next decade.

"As Baby Boomers retire, the land lease model stands out as a key affordable living solution to boost Australia's housing supply. Halcyon Serrata has been designed to meet the growing demand for quality homes while offering buyers the opportunity to move in sooner, thanks to our guarantee that your home will be built and settle in just nine months," Mr Astorquia said.

¹ Australian Bureau of Statistics, Population Clock and Pyramid, 15 January 2025: <https://www.abs.gov.au/statistics/people/population/population-clock-pyramid>

² Stockland Research, June 2024, 'Demystifying the LLC penetration rate & risks of saturation' - Forecast average annual population growth by state, 2023 reference

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³ Stockland Research, June 2024, 'Demystifying the LLC penetration rate & risks of saturation' - LLC Completions, Q2 2018 to Q4 2023.

[1,350 new homes annually Queensland is setting the pace for meeting growing demand for LLC]

“Halcyon communities allow buyers to right-size without compromise, settle faster, and enjoy a lock-up-and-go lifestyle. With the option of seven house designs, and premium fixtures and finishes pre-selected, buyers can relax and enjoy a streamlined build process. Residents will enjoy a clubhouse with captivating views to the koala habitat, a heated magnesium pool, pickleball courts, bowling green, a gold class style cinema, a sauna – and so much more.”

With a population nearing 500,000, the City of Moreton Bay is the third largest and fifth-fastest-growing local government area in the country.⁵

Halcyon Serrata is a scenic community, located 50 kilometres north of Brisbane, a two-kilometre drive from the Bruce Highway (M1) and a 40-kilometre drive to the Brisbane International Airport.

Expressions of interest are open, with the first release of six sites scheduled for March 2025 and monthly releases thereafter. Construction of the first homes will also begin in March.

Halcyon Serrata’s next available public information session is on 6 March from 10am to 12pm at The North Lakes Hotel. Early registration is recommended by completing the ‘Register Now’ form on the website: <https://www.stockland.com.au/halcyon-communities/qld/halcyon-serrata>

Halcyon Serrata includes:

- 25m heated salt pool with spa
- Gym and sauna
- Two pickleball courts
- Lawn bowling green
- Gold class style cinema
- Clubhouse and dance floor
- Library, fireplace and lounge
- Hairdressing salon
- Outdoor BBQ and entertaining
- Communal kitchen and bar
- Function room
- Arts and crafts studio
- Games room with dart board, pool table
- Workshop
- Community gardens

*The 9-month settlement timeframe is indicative only and will commence from the date the home purchase agreement becomes unconditional. Subject to change. Home buyers should refer to the completion date (and provisions concerning any extensions or delays to these dates) in the home purchase agreement.

⁵ City of Moreton Bay Council website: <https://www.moretonbay.qld.gov.au/Council/Our-Moreton-Bay>

About Stockland Halcyon

Stockland Halcyon's land lease communities have been redefining over 50s living for more than 17 years, with 17 communities either established or in development across Queensland, and 24 communities nationally. Halcyon is the winner of 33 state and national awards, including [best in seniors' living](#). The land lease model gives customers the opportunity to free up capital with no hidden costs, stamp duty or deferred management fees, and homeowners retain all capital gains.

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We are a leading creator and curator of connected communities with people at the heart of the places we create. For more than 70 years, we have built a proud legacy, helping more Australians achieve the dream of home ownership, and enabling the future of work and retail. Today, we continue to build on our history as one of Australia's largest diversified property groups to elevate the social value of our places, and create a tangible sense of human connection, belonging and community for our customers. We own, fund, develop and manage one of Australia's largest portfolios of residential and land lease communities, retail town centres, and workplace and logistics assets. Our approach is distinctive, bringing a unique combination of development expertise, scale, deep customer insight, and diverse talent - with care in everything we do. We are committed to contributing to the economic prosperity of Australia and the wellbeing of our communities and our planet.