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# Country club living, Halcyon style

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# Welcome home to Halcyon Greens

## At home with nature.

Enter through the gates and feel at home on this island oasis in Gainsborough Greens. Take in the natural surroundings as you immerse yourself in the beauty of the wetlands, nature reserves and an adjoining 18-hole championship golf course.

Exclusively designed for over 50s living, Stockland Halcyon Greens is a community that offers country-club inspired living.



# Live life at your own pace



Take it on or take it easy,  
Halcyon Greens has  
everything you need for  
the lifestyle you choose.



## A new way of living awaits.

Offering a standard of living second to none and delivering the ultimate country club lifestyle, Halcyon Greens provides an environment to foster friendships that will last a lifetime.

An extensive Recreational and Lifestyle Precinct provides an irresistible oasis at the heart of the community where homeowners come together to connect.



# Access to a lifestyle that suits you

Pimpama is located almost halfway between the Gold Coast and Brisbane with the region's broad mix of leisure and lifestyle amenities, vast recreational open spaces and waterways.

Halcyon Greens is positioned close to the M1, so you can venture to the Gold Coast or Brisbane with ease.

It's just an 8km drive to the \$470 million Westfield Coomera, featuring a massive retail, commercial, health, entertainment and transport hub.

Closer to home and just a short two-minute cycle away is Pimpama Junction Shopping Village, home to Woolworths, an assortment of convenient speciality shops, the Pimpama medical centre and a pharmacy.



Perfect for escaping the everyday hustle and bustle without sacrificing life's conveniences.



••  
A modern take on  
country club living.  
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# Escape the everyday

**With exclusive recreational and lifestyle facilities.**

You'll be spoilt for choice. There's something to suit your every mood, whether it's a physical activity or a social occasion, the options are plentiful.

You've never had so much choice this close to your front door, living an exclusive lifestyle with a fully maintained array of exclusive, resort-quality facilities at your fingertips.



- Recreation Club
- Lodge with fireplace
- Cinema
- Library
- Gym and exercise room
- Dance studio
- Massage room
- Games room
- Craft room
- Outdoor resort pool
- Pool house
- Heated 25-metre indoor pool
- Tennis court
- Pickleball courts
- Bowling green
- BBQ facilities
- Bocce
- Herb and vegetable gardens
- Landscaping to include fruit orchard
- Walking trails in private open space
- Caravan and boat storage
- Workshed



# Delight the senses with luxury and quality



“  
Beautiful open  
plan homes filled with  
well-considered features.  
”



It's all about a *refined*  
style of living



Thoughtful design, street appeal, quality of build, finish and materials that require less maintenance are all part of the equation. It's the sum of all the parts that makes these spacious, alfresco living-inspired homes so special.

An unwavering commitment to delivering quality and homeowner satisfaction means designing superior energy-rated homes that perform better. Built with materials such as steel frames and Hebel that are stronger, more resilient and gentler on the environment, Halcyon homes offer passive heating and cooling that ensures lower running costs for homeowners.



# Lock-n-go lifestyle

**Our secure, gated community gives you peace of mind when you hit the road for your next big adventure.**

Get out, explore and relax.

Safe in the knowledge that your community is secure. So, start ticking off that bucket list with a vast array of getaways from exploring the beautiful eastern coastline of Australia to experiencing the historic outback.

And rest easy knowing that your management team, caretakers, trusted friends and neighbours are keeping an eye on things.





# We walk the streets with you

**With each Halcyon community, we strive to take the untrodden path and create unique, vibrant communities.**

It's not just about connecting the streets and buildings. It's about the way people live in a community. Design principles our homeowners describe as 'the way it feels'.

That commitment to full-time community management is a large part of the Halcyon Greens lifestyle. And our passionate, enthusiastic community managers work closely with homeowners every day to establish new interest groups, events and activities.

Our team is also dedicated to the maintenance and upkeep of the streets, communal spaces and recreational areas. So you'll enjoy the peace of mind that comes with knowing you live in a relaxed, well-maintained community.

If your circumstances change and you decide to sell, you won't have to worry about selling with no Deferred Management Fees (DMF). Upon settlement, you retain 100 percent of the capital gains from your sale.

It's transparent ownership models like these that mean there are no hidden fees or surprises, just total freedom.



“  
Over the past 70 years, we've built a strong reputation for designing, building and managing communities across Australia.  
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# Our commitment to community



In 2004 our first community in Queensland, Halcyon Parks, set an ambitious, yet simple vision of changing the face of retirement living by delivering innovative, quality communities that people love to live in.

We're proud to say that thousands of people now call a Stockland Halcyon Community home (and this number is growing every day).



## The core principles of this community are:

1. **Superior architecture** that expresses the essence of the community and honours the local lifestyle.
2. **Detailed masterplanning** that provides more private open space, wider streets and interconnectivity that lives and breathes.
3. **A strong sense of neighbourhood** built into the community, with driveways, front gardens, lawns and patios to activate the streets.
4. **Carefully considered lifestyle facilities** that seamlessly blend functionality with intimacy.
5. **Innovative and quality construction** to deliver sustainable communities and uphold your long-term investment.

Our team's commitment to setting the benchmark has been acknowledged by the nation's peak development industry bodies, the Urban Development Institute of Australia (UDIA), Property Council of Australia, Master Builders Australia (MBA) and the Housing Industry Association (HIA).



# Inspired by *possibility*

**For more than 70 years, we have been creating and curating communities with people at the heart of the places we create.**

As one of Australia's largest diversified property groups, we are building on our legacy, helping more Australians achieve the dream of home ownership and creating places and spaces full of energy, soul and life – from residential and land lease communities through to retail town centres, workplaces and logistics assets.

Our purpose – a better way to live – is central to everything we do.



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