



## Discover the Perfect Retreat at Halcyon Greens

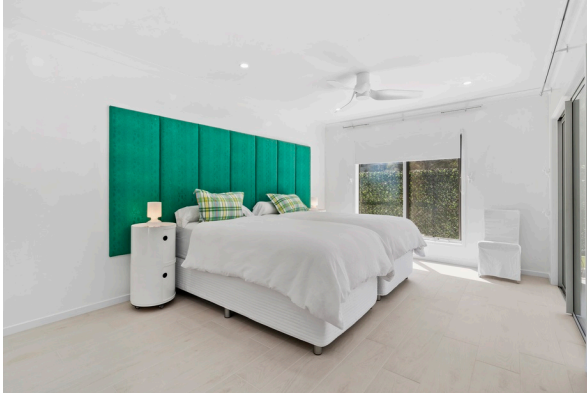
Site 388 at Halcyon Greens offers the perfect blend of modern luxury and natural beauty in a tranquil, country-club-inspired community exclusively designed for over 50s living. This stunning home is set on a spacious 314m<sup>2</sup> site with a generous 243m<sup>2</sup> floor plan. The Prestwick design, located on a premium perimeter site, overlooks serene bushland, offering a peaceful retreat amidst nature.

Step into a contemporary, open-plan living space with upgraded 230 x 1200 ceramic tiles throughout and square-set ceilings that create a sense of openness and style. The home features two well-sized bedrooms, including a master suite with a spacious ensuite and a large walk-in robe. The flexible Multi-Purpose Room offers the versatility to easily serve as an office or hobby room. The second bedroom, located at the front of the home, is conveniently close to the main bathroom, which includes a luxurious bath, a frameless shower, and high-end finishes such as Portuguese drapes and a heated towel rail.

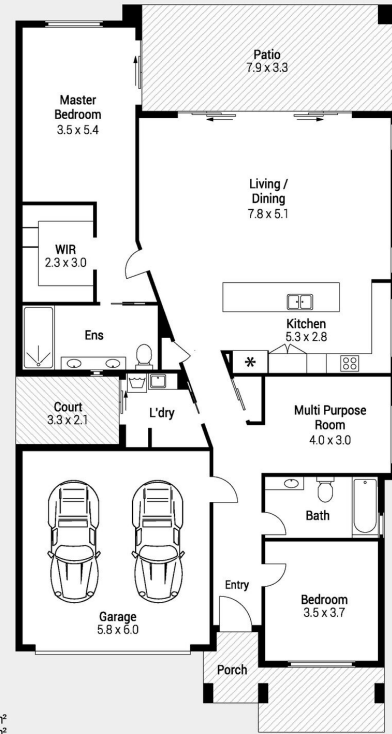
The home boasts a considerable open plan living and dining space with 4.5m raked ceilings. The large kitchen is a standout, boasting 2pac cabinetry, a 40mm Smartstone island bench, and Neff appliances, including a built-in wall oven with a steam function, induction cooktop, microwave, rangehood, and semi-integrated dishwasher. The kitchen offers an abundance of storage and features thoughtful touches like an electrical Blum Servo Drive dual waste bin system and an optional Phoenix undermount water purifier.

Comfort is guaranteed year-round with a Daikin 12.5kW Inverter Ducted Air Conditioner with four zones, a 5.18kW solar panel system, double-glazed windows and sliding doors that enhance insulation and energy efficiency. The home also comes with a 270-litre Rheem solar hot water system, a Delta EV charger in the garage, extensive storage solutions and a fully insulated garage door. Designed for convenience, the home includes external sensor lights, remote-controlled ceiling fans, and a 2040mm x 920mm entry door. The double garage offers additional space with a Daikin Split System Air Conditioner for comfort in any season.

Site 388 at Halcyon Greens offers the perfect opportunity to embrace a lifestyle of comfort, luxury, and natural beauty. With its thoughtful design, modern amenities, vast options, and idyllic location, this home provides everything you need for a comfortable and fulfilling lifestyle.



388/7 HALCYON DRIVE  
PIMPAMA



Internal	: 161 m <sup>2</sup>
Garage	: 38 m <sup>2</sup>
Patio	: 26 m <sup>2</sup>
Porch	: 11 m <sup>2</sup>
Court	: 7 m <sup>2</sup>
<b>Total</b>	<b>: 243 m<sup>2</sup></b>

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

### Features of the home

- Site size: 314m<sup>2</sup>, House size: 243m<sup>2</sup>
- Prestwick design on perimeter site overlooking bushland
- 2 bedrooms + Multi-Purpose Room (MPR)/office
- Ensuite to master bedroom and main bathroom with frameless shower
- Daikin 12.5kW Inverter Ducted (Reverse Cycle) Air Conditioning (4 zones)
- 5.18kW Solar system with 14 panels and 10-year warranty
- Neff kitchen appliances: wall oven, induction cooktop, microwave, dishwasher
- Double-glazed windows and sliding doors for energy efficiency
- 270-litre Rheem solar hot water system
- Delta EV charger in garage with extensive storage and fully insulated garage door

388/7 Halcyon Drive, Pimpama



For Sale

Offers Over \$1,300,000

Inspection by appointment



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Floorplans and elevations are for illustrative purposes only. Whilst all care has been taken in the preparation of the particulars contained herein, no warranty can be given and interested parties must therefore rely on their own enquiries. Note: Drawing is not to scale.