

## Beautifully Designed Home with High-End Features

Welcome to Site 446 at Halcyon Greens, where country club living meets the serenity of nature. This stunning home offers a unique blend of luxury and tranquillity all on a sought-after corner site.

Exclusively designed for those over 50, this home embodies a modern take on country club living. The spacious 360sqm site hosts a 236sqm residence, featuring a double garage, two generous bedrooms, and a versatile multi-purpose room off the dining area. The main bedroom is a true retreat, complete with a fitted walk-in robe and a large ensuite boasting double vanities and a spacious shower. The second bedroom provides easy access to the main bathroom, which is beautifully tiled on all four walls.

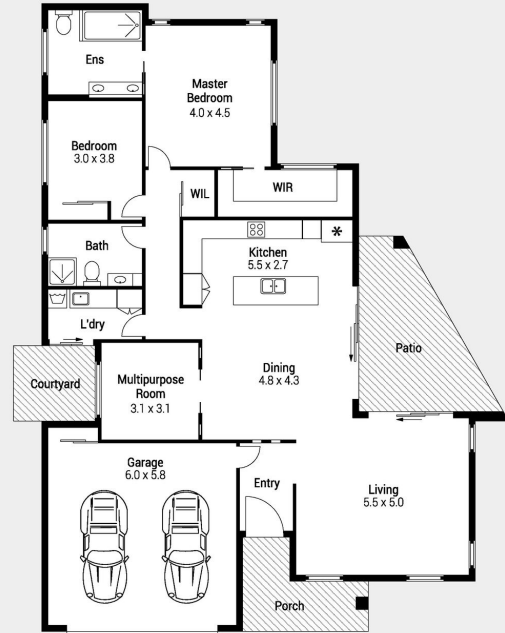
The heart of the home is the 2-Pac kitchen, equipped with premium appliances including a Franke Pyrolytic Oven, induction cooktop, Neff fully integrated dishwasher, and plenty of storage. The large island bench offers ample space for meal preparation and casual dining. The living and dining areas are well-defined, creating a perfect setting for both relaxation and entertaining. Climate control is assured with a Daikin 12.5kW Inverter Ducted Reverse Cycle Air Conditioner and ceiling fans throughout. The home is also equipped with a 5.18kW Solarpack system and a Rheem 270 litre Solar Hot Water Unit, ensuring energy efficiency.

Outdoors, the property continues to impress with a large corner site offering full walk-around access. The entertaining north facing patio, complete with two electric privacy blinds, provides a lovely sun-filled spot with artificial turf, perfect for low-maintenance living. The low-maintenance gardens add to the overall appeal, creating a peaceful and private oasis.

Halcyon Greens is more than just a place to live; it's a lifestyle where the community is centered around a better way to live.



446/7 HALCYON DRIVE  
PIMPAMA



Internal	: 156 m <sup>2</sup>
Garage	: 38 m <sup>2</sup>
Patio	: 27 m <sup>2</sup>
Porch	: 9 m <sup>2</sup>
Court	: 6 m <sup>2</sup>
<b>Total</b>	<b>: 236 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**

- 360sqm site with 236sqm home
- Double garage
- Two bedrooms with walk-in robe and ensuite in main
- Multi-purpose room with built-in cabinetry
- 2-Pac kitchen with premium appliances
- Large living and dining areas
- Daikin Inverter Ducted Reverse Cycle Air Conditioner
- 5.18kW Solarpack system and solar hot water unit
- Entertaining patio with electric privacy blinds
- Low-maintenance gardens with artificial turf

446/7 Halcyon Drive, Pimpama



For Sale

Offers Over \$1,285,000

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.