



## Experience Tranquil Living with City Convenience

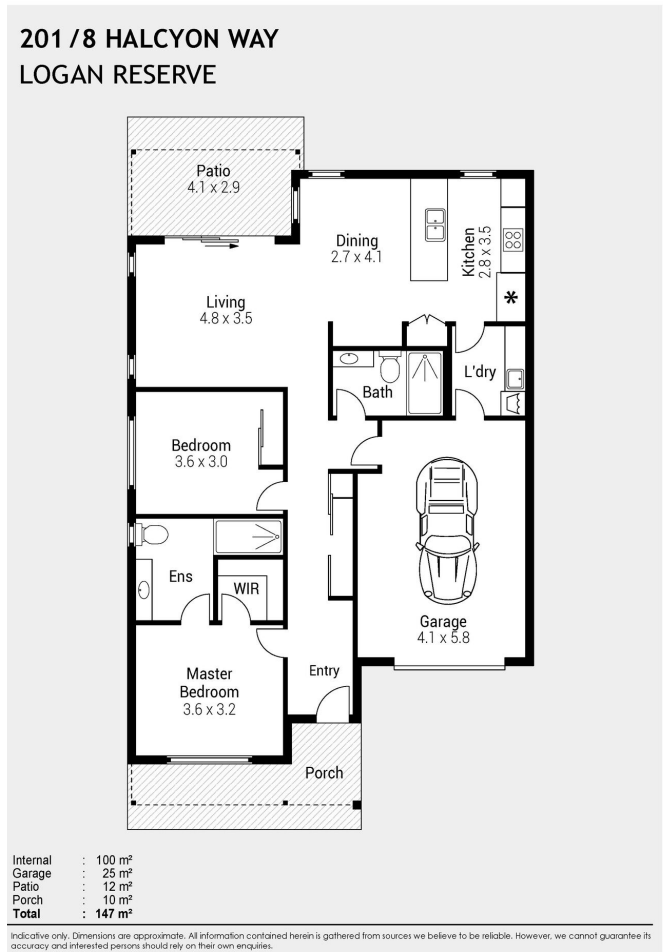
Embraced by the Logan River and surrounded by sweeping acres of open land and gentle hills, Halcyon Rise offers a serene yet vibrant lifestyle within a secure, gated community. This thoughtfully crafted environment, designed to reflect the rich heritage of the region, blends spacious homes with riverfront parklands, sports facilities, and unique leisure amenities. Here, residents experience the best of both worlds: tranquil country living with the convenience of city access in one of Queensland's fastest-growing areas.

Site 201 presents a charming north-facing, architecturally designed home. Encompassing 147m<sup>2</sup> of living space on a 198m<sup>2</sup> site, it exudes a relaxed country-inspired aesthetic. With two bedrooms, two bathrooms, and a single-car garage, this superior energy-rated home is equipped with a 3.7kW solar system, Colorbond metal roofing with thermal insulation, and fully insulated walls and ceilings. Inside, high-speed fibre-optic broadband is available, while a Daikin 7.1kW split system air conditioner ensures comfort throughout the year.

The home features high-quality finishes, including 450x450mm ceramic tiles on all main floors and external spaces, with plush carpet in the bedrooms. Insect screens cover all opening windows and sliding doors, allowing for a fresh, breezy atmosphere. The landscaped yard is fully fenced, with a secure side gate, creating a private outdoor haven. Meanwhile, the garage includes a sectional door with remote control, an epoxy-coated floor, and ample storage space.

Completing the home's modern amenities are LED downlights throughout, ceiling fans in all living areas and bedrooms, and a thoughtfully designed electrical package that enhances convenience and functionality. This beautiful home at Halcyon Rise blends the best of modern design with a country charm, offering an inspiring lifestyle in an ever-growing Queensland community.

Discover a life where country charm meets modern convenience at Halcyon Rise. With thoughtfully designed homes, scenic riverfront parklands, and vibrant community amenities, this is more than a place to live—it's a lifestyle tailored for those seeking connection and tranquillity.



**Features of the home**

- 147m<sup>2</sup> north-facing home on a 198m<sup>2</sup> site
- 2 bedrooms, 2 bathrooms, and 1-car garage
- 3.7kW solar system for energy efficiency
- Colorbond metal roof with thermal insulation
- Fully insulated walls and ceilings
- High-speed fibre-optic broadband available
- Daikin 7.1kW split system air conditioning
- 450x450mm ceramic tiles in main areas; carpet in bedrooms
- LED downlights and ceiling fans throughout
- Fully fenced yard with lockable side gate and landscaped garden

201/8 Halcyon Way, Logan Reserve



For Sale

Offers Over \$599,000

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.