



## Effortless Living in Logan Reserve

Nestled within the picturesque Halcyon Rise community, Site 43 offers a harmonious blend of country charm and contemporary comfort, just a short drive from Brisbane's CBD. Set against the scenic backdrop of the Logan River and surrounded by rolling hills and open parkland, this home is part of a secure gated community thoughtfully designed to celebrate the region's heritage while providing modern conveniences.

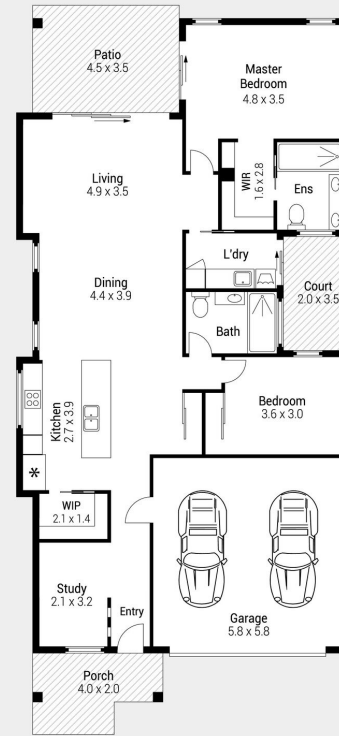
This spacious residence features two generously sized bedrooms, a dedicated study or Multi-Purpose Room, and a large double garage with epoxy flooring. The master suite boasts a walk-in wardrobe, a private ensuite, and direct access to the patio, while the second bedroom and main bathroom, adorned with floor-to-ceiling feature tiles, deliver both comfort and style. The heart of the home lies in its open-plan living area, complete with hybrid timber flooring, a sleek kitchen with stone benchtops, premium appliances, and a walk-in pantry.

Step outside to a tiled entertaining patio, perfect for alfresco dining, equipped with a ceiling fan and mesh security screen doors for added peace of mind. The low-maintenance rear yard, finished with AstroTurf, provides an easy-care space to relax. Additional features include a 5.5kW solar system, split-system air conditioning in the living area and master bedroom, LED lighting throughout, and a well-appointed laundry with courtyard access and ample storage.

At Halcyon Rise, you'll enjoy a vibrant, private lifestyle enriched by unique sporting and leisure facilities, riverfront parkland, and the tranquility of rural living, all within one of Queensland's fastest-growing regions. Site 43 is more than just a home—it's your gateway to an energised and fulfilling way of life.



43/8 HALCYON WAY  
LOGAN RESERVE



Internal	: 136 m <sup>2</sup>
Garage	: 36 m <sup>2</sup>
Patio	: 18 m <sup>2</sup>
Porch	: 8 m <sup>2</sup>
Court	: 7 m <sup>2</sup>
<b>Total</b>	<b>: 205 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**

- Two spacious bedrooms plus a Multi-Purpose Room/Study
- Master bedroom with walk-in wardrobe, ensuite, and patio access
- Open-plan living with hybrid timber flooring
- Modern kitchen with stone benchtops, quality appliances, and walk-in pantry
- Large tiled entertaining patio with ceiling fan
- Split-system air conditioning in living area and master bedroom
- 5.5kW solar system for energy efficiency
- Low-maintenance yard with AstroTurf and pleasant gardens
- Spacious double garage with epoxy flooring

43/8 Halcyon Way, Logan Reserve



For Sale

Offers Over \$820,000

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.