

# A home between the mountains





# Welcome to Halcyon Dales

Nestled in Beerwah, at the foot of Queensland's spectacular Glasshouse Mountains sits a hassle-free homebase for your next chapter. Here, new adventures, opportunities, and experiences await. Whether you're exploring the pristine hinterland on your doorstep. Discovering new ways to engage and stimulate your mind. Or connecting with friends and neighbours in the natural surrounds of our modern, sustainably designed clubhouse. You'll love the Halcyon Dales lifestyle. An active, outgoing, sociable community where you'll strike the perfect balance between a healthy body and a lifestyle that's all about you.





# Active, outgoing, and sociable



Living here has given me an exciting new lease on life.



**Join a community that's vibrant and full of life, right in the heart of the action. Well-connected to the world beyond Beerwah and with a focus on an active lifestyle, you'll be able to connect with like-minded people to make the most of your new life.**

Enjoy low-maintenance living in a secure, gated community, made for people looking to spend more me time in nature instead. And with financial benefits such as no exit fees (Deferred Management Fees) or capital gains tax when you sell the house, there's less to worry about when you leave.







# At nature's feet

**Your new community has a spirit for adventure, embracing new opportunities, connections, and experiences. There's always lots on offer, so you can make it exactly what you want.**

Nestled between two creeks and at the foot of the Glasshouse Mountains, Halcyon Dales is perfectly located as your hinterland home base. You'll easily be able to stay fit and active and immerse yourself in the beauty of the natural environment, alone or with friends and neighbours.

And when you want to pop your feet up or take it easy, your own thoughtfully designed home and community clubhouse are waiting for you. So you can hang out and enjoy the vistas or relax and unwind in your own space.





# The centre of adventure



It has all the convenience you need but still allows you to feel immersed in nature.



**Beautiful Beerwah is on your doorstep, a quaint country town that has everything you need.**

Beerwah has all the amenities you'll need for everyday convenience, with a big serving of friendly country hospitality.

Tucked away in the forest, surrounded by stunning scenery, this bustling little town is still only a stone's throw away from the beauty of the Sunshine Coast. With the M1 just over 10km away you'll have easy connections you to Brisbane, Noosa and beyond, so you're never far from friends and family. Or your next adventure.







# Always something on

Life at Halcyon Dales is anything but dull. Whatever you feel like doing, you'll find something that matches your energy and your interests.



Want to get moving? There's a pool and gym for that. Feeling creative? Spend some time in the messy art studio and hobby shop. Just looking for some easy fun? Challenge someone in the games room, try a bestseller from the library, or grab your popcorn and enjoy a blockbuster at the cinema.

And if there's a particular hobby group you think we're missing, our amazing community managers are on hand to chat about setting something up.

“  
There's always plenty on offer  
and plenty to choose from.  
”









# Me time starts *now*

**This is the moment you've been waiting for.  
Your chance to do things your way.**

And at Halcyon Dales you'll be free to enjoy  
endless 'me time' in a vibrant community  
packed with high quality amenities.  
All of them designed to enhance your daily life.  
All of them yours to enjoy.

## Amenities that'll let you make more of your me time:

Bowling green

Cinema

Pickleball courts

Games room

25m lap and recreational  
swimming pool

Function  
room

Gym

Library

Private dining

Arts and craft room

Bar

Community garden





# That *lock'n'go* lifestyle

Whether you're heading off for a short trip or a big adventure, enjoy peace of mind knowing your home is within our gated community, surrounded by neighbours you know.



Our gated community provides an important additional level of security. With time-tested measures including CCTV camera surveillance, number plate recognition technology and secured pedestrian access, you can rest assured knowing we're keeping an eye on things for you.

Whether it's a quick trip to the shops, Sunshine Coast, Brisbane, or a road trip along the coast, you can venture further afield knowing your life at home is safe and sound. So you can return home and find things just as you left them, a true lock'n'go lifestyle.







“  
I’m surrounded  
by neighbours I know  
well – and trust.  
”







## A sustainable lifestyle



I felt right at home right away.



**With over 2,500 homes across South East Queensland, we have meticulously gathered years of homeowner feedback to perfect our Halcyon Dales range.**

Featuring turnkey homes with luxury specifications you can enjoy easing into your next chapter with confidence.

The homes at Halcyon Dales reflect Silver Liveable Housing Design principles and incorporate smart but subtle design features that are ready to go as your needs change over time.

Features like a no-step entry, wider hallways and doors, oversized ensuite with a hobless shower recess, and grab-rail-ready bathroom walls are all included. While you may not need them now, these features support ageing in place and create homes that can easily be updated for accessibility.

Our homes are built using our patented method of design and construction, which eliminates false floors while complying fully with the Queensland Manufactured Homes (Residential Parks) Act 2003.

As you settle into your new home, you can take extra comfort in the knowledge that Stockland strictly adheres to all Government legislation. And in many cases, outperforms the requirements.





# More certainty, so you can choose and move



**Halcyon Dales is designed with a collection of turnkey homes, meaning you can choose the home that suits you, and move in soon after.**

Thoughtfully planned, each home at Halcyon Dales has been designed with lifestyle ease in mind. Take a tour of our communities to see the house you can call your home. Enjoy the simplicity of not needing to make endless decisions about overwhelming choices. Your home is ready for you to move in so there's no waiting for design or construction.

## **Halcyon Dales features:**

**Turnkey homes that are ready to move in, perfect for those wanting to settle quickly**

**Transparent pricing where everything has been considered for you**

**An easy, effortless buying process with the benefit of a 9 month settlement timeframe\***

**All home elements carefully selected with the finest quality, colours and finishes by our designers**

**Luxury specifications which come as standard**





# Time (*and money*) well spent

## Everything you need for the lifestyle you want.

At Halcyon communities, we plan, design, build and deliver communities that support the things you love doing so you can create the lifestyle you want.

Make your next move an easy one. Buying a turnkey house means a ready-to-move-in home with high-quality finishes. Architect-designed floor plans are all about rightsizing, not downsizing. An open-plan style creates airy and connected interiors, with a big apartment feel and little maintenance. And to make your place truly feel like home, choose from four internal and external colour schemes.

Soak up the ease and effortlessness of Halcyon Dales so you can embrace the luxury of time well spent.



It's easy to stay connected to  
the outdoors at Halcyon Dales.







# We build the streets, you bring the life



Since 1952,  
Stockland has built a  
strong reputation for  
designing, building, and  
managing communities  
across Australia.



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**With each Halcyon Community, we create possibility. We can only anticipate the unique, vibrant community that will emerge. That's the magic every homeowner brings.**

It's more than connecting the streets and buildings, it's about facilitating the way people live in a community. Design principles our homeowners describe as 'the way it feels'.

Our commitment to community management is a large part of the Halcyon Dales lifestyle. Our small team of passionate, enthusiastic community managers work closely with homeowners every day to establish new interest groups, events, and activities.

They look after the streets, communal spaces, and recreational areas so you can enjoy the peace of mind that comes with knowing you live in a relaxed, well-maintained community.

A Halcyon Dales home is a smart investment. Not only is it an amazing location, if your circumstances change and you decide to sell, you won't have to worry about Deferred Management Fees (DMF). And after settlement, you'll retain the capital gains from your sale.

It's transparent ownership models like this that mean you have no hidden fees or surprises, just total freedom.







# We're all about *community*



Since 2004, Halcyon communities have received over 30 state and national awards.



**The first Halcyon was Halcyon Parks in Caloundra, Queensland, and it set an ambitious vision for changing people's perception of retirement living. It was also a simple vision: to deliver innovative, quality communities that people love to live in.**

We're proud to say that many thousands of people now call a Stockland Halcyon community home, with more discovering our homes every year.

# What's different at *Halcyon Dales*?



### Intelligent community design

A low-maintenance living environment akin to ground floor apartments, reserving more space for open nature reserves.



### Financial transparency

Benefit from a transparent purchasing price for the home and a weekly site fee, taking the uncertainty out of budgeting for your idyllic life.



### Effortless home choice

Our turnkey home product range makes the buying experience easy and effortless. Have confidence knowing the selections have been made by our home specialists, with luxury specifications as a standard, high quality finishes, thoughtfully designed floor plans and optimum functionality.



### Faster buying process

Eliminate the stress of building a new home with our easy, effortless 5-step buying process. Settle in 9-months\* from when you go unconditional.

Our team's commitment to setting the benchmark has been acknowledged by Australia's leading development industry bodies, including 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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