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Halcyon Wildflower

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 Stockland

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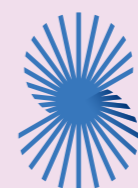
Celebrate You.  
In Halcyon Style.

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Experience the Halcyon difference,  
where life for over 55s is redefined.  
Our gated communities offer not just a home,  
but a lifestyle enriched with fun, friendship  
and freedom. A vibrant community  
where connections are easily made,  
where neighbours quickly become friends,  
and from where you can travel  
with total peace of mind.





# Welcome home to Halcyon Wildflower

Halcyon Wildflower, situated in a leafy pocket of the Stockland masterplanned community Wildflower, is all about low-maintenance living and enjoying the fruits of a life well lived.

From the thoughtfully designed, open plan homes and landscaped streetscapes, to the resort-quality facilities of the stunning Clubhouse, now's the time to experience Halcyon Wildflower and the freedom to celebrate you.



At Halcyon Wildflower,  
the emphasis is firmly  
on living your best life.

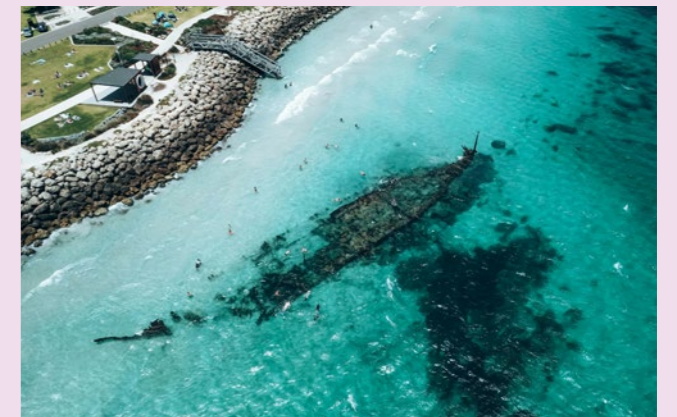


## A community built on connection

This is a golden opportunity to right-size to an architect-designed, free-standing home created for easy-to-maintain, hassle-free living. Where everything is perfectly laid out to ensure you get the most out of every minute and continue to do all the things you love.



# Love where you live



You've done an amazing job of being you; building a wonderful life for yourself and your family. Now's the time to celebrate all you've achieved, in a wonderful location near everything you need, yet secluded enough to escape the hustle and bustle.

But, when you need to venture out, you're just minutes from abundant amenity and attractions of Piara Waters, and with easy access to transport links to Perth CBD and beyond.

This also means that it's easy for friends and family to come and visit, so you won't miss out on any valuable 'us time' in your brand-new home.



# A dream location

**Halcyon Wildflower is situated in the suburb of Piara Waters, set amongst reserves and wetlands, just 26km\* south of Perth.**

Within Halcyon Wildflower you'll be surrounded by trees, parks and green, open spaces. The Clubhouse looks out onto the native bushland area that creates a natural boundary with the outside world, giving a reassuring sense of security and privacy.



At Halcyon Wildflower, you really can have the best of both worlds.



## Piara Waters' perfect pocket

Experience retail convenience in every direction with Cockburn Central and Stockland Harrisdale a short distance away, along with the future planned Piara Waters shopping centre just 4.1km\* away.

Nestled within Stockland's thriving masterplanned community, Wildflower, Cockburn Train Station is just 10 minutes\* by car, with major shops and eateries, medical centres, beautiful parks and boutique cafes all close by. Slightly further afield, Perth CBD is 26km\* away, the airport is a short drive north and the idyllic Western Australian coast is under 15km\* away. At Halcyon Wildflower, everything really does revolve around you!

“  
A whole new world of possibility, right on your doorstep.  
”







**Shopping, Social & Dining**

Future Piara Village Shopping Centre	4 km
Stockland Harrisdale	4 km
Stargate Shopping Centre	5 km

**Medical Centres**

Cockburn Central	5 km
Livingston Marketplace	7 km
Piara Waters Medical Centre	4km
Harrisdale Medical Centre	4 km
Atwell Medical Centre	5 km
Fiona Stanley Hospital	12 km
St John of God Murdoch Hospital	12 km

**Parks & Reserves**

Rose Shanks Reserve	800 m	Newhaven Dog Park	4 km
Peregrine Park	800 m	Calleya BMX Park	5 km
Newhaven Robot Park	3 km	Jandakot Regional Park	5 km

**Transport**

Bus Stop Routes 233/518	400 m
Kwinana Freeway Entrance	4 km
Cockburn Central Train Station	5 km
Tonkin Highway Entrance	8 km
Perth Airport	26 km

Masterplan supplied for the purpose of providing an impression of Stockland Halcyon Wildflower, and is not intended to be used for any other purpose. Indications of driving times, location, distance and size are approximate and for indicative purposes only. Subject to change. Not to scale. Customers should refer to the relevant plans in the contract of sale. All details, images and statements are based on the intention of, and information available to, Stockland as at the time of publication (July 2024) and may change due to future circumstances.



# The heart of your community

In the northern corner of Halcyon Wildflower is the Clubhouse, designed by Plus Architecture.

Offering a range of resort-quality facilities and plenty of indoor and outdoor activities, this is where you can choose to do as much or as little as you please, and live life at your own pace.





# Celebrate the many sides of you

Inside the state-of-the-art Clubhouse, you'll discover an array of activities to suit your mood. Whether you're socialising, working, playing or simply relaxing with a book, there's a perfect space for you.



From messy arts  
to lazing by the pool,  
no day is ever the same.



**Facilities:**

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Community Kitchen & Bar

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Community Lounge/Function Space

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Private Dining Room

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Dance Area/Multi-purpose Room

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Gold Class-style Cinema

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Games Room – Pool Table, Darts & Ping Pong

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Library

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Hairdresser & Treatment Room





# The best backyard in Perth!

Outdoors is where you can show off old tricks, learn new skills and turn team mates into life-long friends. Whether it's stretching on the yoga lawn, honing your pickleball game or firing up the BBQ, there's so much to keep you on your toes.

## Facilities:

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Lap Pool & Spa

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Lawn Bowls

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Outdoor Dining Space

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Community Gardens

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Three Pickleball Courts

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Yoga Lawn

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Outdoor Bar & BBQ Area

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Workshop/Hobby Shed

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# Superior quality as standard

Every aspect of the architect-designed homes and streetscapes of Halcyon Wildflower has been thought through to provide beautiful, meaningful spaces to explore and enjoy.

We only partner with the best builders, to ensure you get the home of your dreams. With a choice of two or three bedrooms, the spacious, open-plan homes in Halcyon Wildflower are designed to offer the ultimate in seamless indoor/outdoor living.





# Homes that evolve with you

**Our open-plan homes are filled with well-considered features as standard.**

The homes at Halcyon Wildflower are designed to incorporate subtle features that 'think ahead' and anticipate life's changes.

This means your home has a no-step entry, wider hallways and doors, oversized ensuite with a hobless shower recess, as well as bathroom walls with noggings to install grab rails in the future as required.



“  
It's reassuring to know that my  
home is designed to meet any  
changes in my circumstances.  
”



# Designed for living, built for life

Homes at Halcyon Wildflower are built with contemporary facades for maximum street appeal. With front patios that encourage interaction with neighbours, landscaped streetscapes and deep driveways that deliver a sense of space, connectivity flows from the streets to your secure lock-up garage and welcoming front door.

Inside, the choice of intelligently designed floor plans continue the feeling of harmonious flow. Each home is carefully crafted with quality fittings like stone-look benchtops in both the kitchen and bathroom, and smart storage solutions. Throughout, you can choose from four colour schemes and select upgrades to individualise your space.



# Leave a lighter footprint with greener, smarter living



**Stockland's Halcyon communities have an unwavering commitment to sustainability, now and for the future.**

Our superior energy-rated homes are designed and built to minimise our impact on the environment, and to optimise passive solar orientation. Each home has a 7 Star NatHERS Rating, so they are naturally cooler in summer, warmer in winter and cheaper to run – helping you reduce your carbon footprint.

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**Halcyon Wildflower will feature:**

- Solar power in every home
- Homes orientated to maximise natural light
- Energy efficient appliances
- Water-efficient taps, showers and toilets
- Plenty of green space for all to enjoy
- Homes have lower embodied carbon and are all electric.





# Lock'n'go lifestyle

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

As everyone in Halcyon Wildflower owns their home, there's a reassuring community spirit that means everyone is looking out for each other – and they'll be happy to help out with things like collecting your mail and watering your plants.

When you're ready to set off, you can do so safe in the knowledge that your community is protected by camera surveillance in specific areas, number plate recognition technology and secured pedestrian access.

Plus, the management team, caretakers, trusted friends and neighbours are also keeping an eye on things.





# We walk the streets with you

With each Halcyon Community we bring to life, we strive to take the untrodden path and create unique, vibrant lifestyle communities.

**It's not just about connecting the streets and buildings, it's about the way people live in a community. Design principles our homeowners describe as 'the way it feels'.**

That commitment to community management is a large part of the Halcyon Wildflower lifestyle. And our passionate, enthusiastic community manager works closely with homeowners to establish new interest groups, events, and activities.



Our team is dedicated to the maintenance and upkeep of the streets, communal spaces, and recreational areas. You'll enjoy the peace of mind that comes with knowing you live in a relaxed, well-maintained community.

If your circumstances change and you decide to sell, you won't have to worry about Deferred Management Fees (DMF). Upon settlement, you'll also 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've built a strong reputation for designing, building, and managing communities across Australia.  
”

# Our commitment to community



**In 2004 our first community in Queensland, Halcyon Parks, set an ambitious, yet simple vision of changing the face of retirement living by delivering innovative, quality communities that people love to live in.**

We're proud to say that thousands of people now call a Stockland Halcyon Community home (and this number is growing every day).



## The core principles of this community:

1. **Superior architecture** that expresses the essence of the community and honours the local lifestyle.
2. **Detailed masterplanning** that provides more private open space, landscaped streets and interconnectivity that lives and breathes.
3. **A strong sense of neighbourhood** built into the community, with driveways, front gardens, lawns and patios to activate the streets.
4. **Carefully considered lifestyle facilities** that seamlessly blend functionality with intimacy.
5. **Innovative and quality construction** to deliver sustainable communities and uphold your long-term investment.

Our team's commitment to setting the benchmark has been acknowledged by the nation's peak development industry bodies, 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.

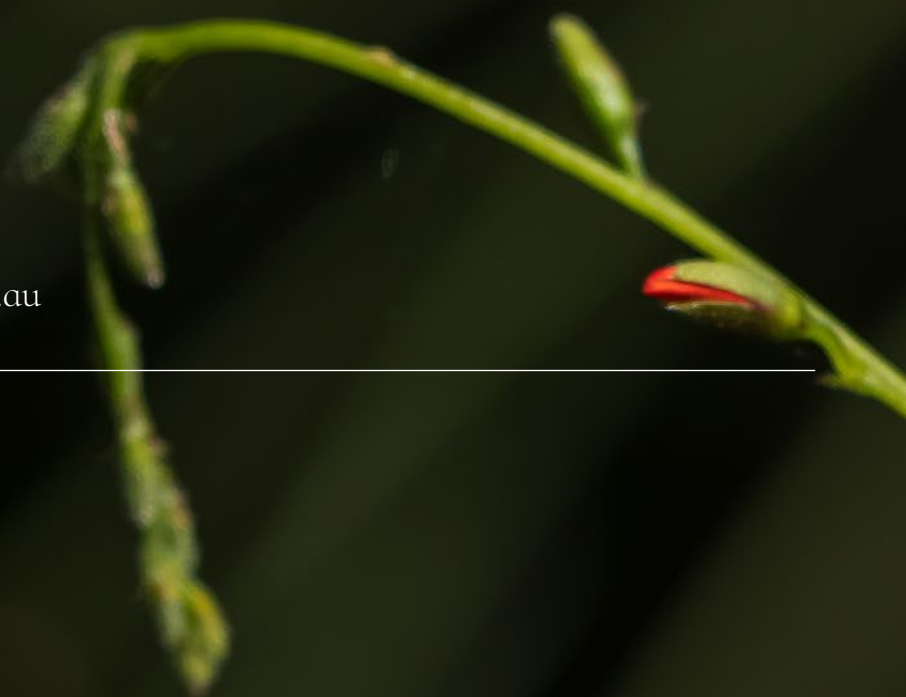


Ready to start your journey?

Call 1800 050 050

[wildflower.community@stockland.com.au](mailto:wildflower.community@stockland.com.au)

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