

You'll feel right at home





Welcome *home* to Halcyon Serrata

Pass through Halcyon Serrata's gates and feel right at home in this inclusively elegant community. Here, you'll discover your very own slice of paradise in the heart of Brisbane's north.

Step straight into your thoughtfully designed, superior quality home, then step out into a pristine nature corridor. Take in the tranquility or connect with your neighbours, all while enjoying the intimate small village spirit. Boutique and beautiful, Halcyon Serrata offers a true sense of belonging for those seeking a more refined way of life.



You *belong* here



Connected to nature,
and our community.



Halcyon Serrata offers a true sense of belonging that's right in the heart of Brisbane's north. You're close to it all, living within a tight-knit community that embraces nature. With the entire region to explore outside the gates, and an undeveloped natural corridor within, so you can always enjoy a genuine bushland experience right here at home.

On top of that, having turnkey homes with quality design and low-maintenance touches in a secure, gated community mean this is an investment in your lifestyle. 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.





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Northside *refined*

Be part of a tight-knit community. A sociable clubhouse fosters a strong sense of belonging within Halcyon Serrata. And with plenty of opportunities and experiences on offer, you can make living here exactly what you want it to be.



Sitting between Moreton Bay and D’Aguilar National Park, Halcyon Serrata has a natural charm and an effortless quality. Living here is all about enjoying the easy life, one that’s as relaxed and refined as our community. Become part of a thriving neighbourhood, make new friends, and enjoy all the benefits this incredibly welcoming place offers.

Small village *spirit*



I love how effortless
living here feels.



**Burpengary’s village is close by, with plenty of shops
and dining offers to suit your everyday needs.**

Halcyon Serrata is the easiest way to live in North Brisbane. Comfortably-connected to everything you need for daily convenience in nearby Burpengary, while the nearby Bruce highway offers easy access to the Sunshine Coast and Brisbane, meaning you’ll enjoy an effortless lifestyle while never being far from friends, family, or your next adventure.





You deserve this

Your life at Halcyon Serrata is whatever you want it to be. Every day brings opportunities to expand your horizons, try something new, improve your skills or simply have fun in a social setting.

Whether you relish your solitude or are more of a social butterfly, there'll be something that matches your energy. If there's not, chat with one of our amazing community managers about setting something up.

Resort-quality facilities at Halcyon Serrata:

Lawn bowls	Cinema
Pickleball courts	Games room
25m lap heated magnesium salt pool with spa	Function room
Gym	Library
Treatment room	Arts and craft room
Bar	Community garden





I'm getting to try so many things
I've always wanted to do.



A tight-knit *community*



I like the mix of privacy
at home and socialising
in the neighbourhood.



**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 or a road
trip up 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.





A comfortable,
boutique
community



Our apartment-style
home allows us to enjoy
a relaxed lifestyle.



**Our homes are designed
for the way you live.
And they're built to last.
Enjoy a light and airy open
plan with smart zoning and
a range of useful touches.**

The homes at Halcyon Serrata 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.



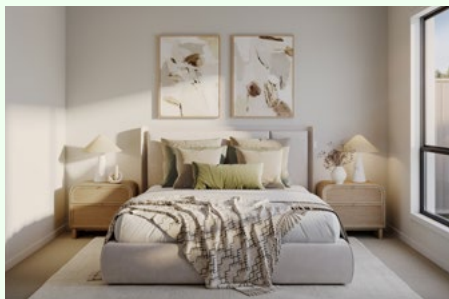
Time *(and money)* well spent

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 Serrata so you can embrace the luxury of time well spent.



With quality touches, Halcyon Serrata homes are the perfect lifestyle fit.



More *certainty*, so you can choose and move



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

Thoughtfully planned with a ground floor apartment layout, every home at Halcyon Serrata 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 Serrata will feature:

Homes that are ready to move in, perfect for those wanting to settle quickly

Lower initial costs compared to a custom-built home

Less risk, with fewer unknowns compared to a customised build

A quicker buying process, with a home that's ready for occupancy

No overwhelming design decisions or waiting for construction

Solar power to every home and design features to maximise natural light and reduce heat absorption

Energy-efficient appliances

Plenty of shared green space for everyone to enjoy





We build the streets, you bring the life

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 Serrata 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.



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





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 Serrata*?



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).

*9-month settlement timeframe is indicative only and will commence from the date the home purchase agreement becomes unconditional. Subject to change. Home buyers should refer to the completion date (and provisions concerning any extensions or delays to these dates) in the home purchase agreement.



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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