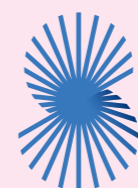


Feel the connection at Halcyon Jardin





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 Jardin.

Looking to downsize to a brand-new, low-maintenance home in a community designed for over 55s? Look no further than Halcyon Jardin, in the thriving suburb of Clyde North in Melbourne's south-east.

Offering the perfect combination of tranquility in the tree-lined streetscapes and connected parks, or entertainment and activity in the Clubhouse.

With easy access to the many attractions of St Germain Central, life in Halcyon Jardin really does offer the best of everything.





“
So close to the action,
yet so easy to escape to our
sanctuary in Halcyon Jardin.
”



The unique lifestyle you'll love.

Taking in the delights of wandering through the landscaped pathways and parks of Halcyon Jardin, there's always the chance you'll meet old friends or strike up conversations with new ones.

Either inside the thoughtfully laid out community, or in the buzzing, urban vibe of neighbouring St Germain Central, there's always plenty to do, people to meet and fantastic experiences to share.

You can be as involved and social as you wish, safe in the knowledge that whatever you need is near at hand, and there will always be a friendly face close by.



Convenience, right at your doorstep.



Situated in the heart of St Germain Central, you'll enjoy easy access to the brand-new shopping centre's many eateries and shops such as Coles and Priceline Pharmacy, as well as the largest medical and wellness precinct in the south-east region.

For larger stores, Clyde North Lifestyle Centre, where you'll find Bunnings, Aldi and Petstock among others, is just a short drive away.

When you feel like a complete change of pace, within Halcyon Jardin, there are plenty of shaded nooks to retreat to, where you can enjoy some quality 'me time'.



The base for your next adventures.

Clyde North is a fast-developing suburb just under an hour* south-east of Melbourne's CBD, with plenty of plans for new amenities, transport and entertainment options.

Just a stone's throw from the Princes Freeway, Halcyon Jardin will be your gateway to adventure, near and far.

Whether it's a round at the nearby Cranbourne Golf Club, a day trip to the breath-taking Yarra Valley and Dandenong Ranges, or a wine tour of the Mornington Peninsula, there's so much to choose from.



“
Halcyon Jardin
is connected to
everything I need.
”



Medical Centres

| | |
|---------------------------------|--------|
| Eden Rise Family Clinic | 6.6 km |
| O-Shea Medical Centre | 7.2 km |
| St John of God Berwick Hospital | 9.3 km |

Parks & Walkways

| | |
|-----------------------|--------|
| Berwick Springs Park | 7.4 km |
| Akoonah Park | 9.5 km |
| Beaconsfield Wetlands | 9.9 km |

| | |
|----------------------------|---------|
| Pioneers Park | 11 km |
| Wilson Botanic Park | 13.5 km |
| Cranbourne Botanic Gardens | 14.2 km |

Transport

| | |
|----------------------|---------|
| Beaconsfield Station | 8.9 km |
| Cranbourne Station | 9.8 km |
| Berwick Station | 10.8 km |

Masterplan supplied for the purpose of providing an impression of Halcyon Jardin and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. Indications of location, distance or size are approximate and for indicative purposes only. Subject to change. Not to scale. All distance and travel timeframe references are estimates only, refer to distance by car or driving time (unless specified otherwise) from Halcyon Jardin and are based on information obtained from Google Maps at the time of publication (August 2024). Stockland does not give any warranty in relation to any information contained here. Stockland does not accept any liability for loss or damage arising as a result of any reliance on this brochure or its contents.



Ready to Club together?

The Clubhouse is centrally located in the heart of the community with plenty of connecting pathways and streets. It's just a short walk from your home no matter where you're located.

A perfect place to meet friends and your new neighbours, the magnificent Clubhouse will bring you and your community together over a whole range of ways to have fun, relax, and stay active.





The Clubhouse

Inside the state-of-the art Clubhouse, among many other things you'll find a modern lounge and bar, a dining room, a gold-class style cinema, a library and a gym to enjoy.

So whether you're socialising, working, playing or simply relaxing, you'll find a perfect space for you.



“
From messy arts
to reclining by the pool,
no day is ever the same.
”

Facilities:

Indoor/Outdoor Bar

Indoor Lounge & Games Area

Community Kitchen

Dining Room

Dance Floor

Alfresco Dining Deck

Gold-class Style Cinema

Library

Messy Arts, Pottery Room & Hobby Shed



Sporting Pavilion

In and around the Sporting Pavilion, there's always something to do, and people to meet. From evenings at the bar, playing pickleball or taking an aqua aerobics class, to rustling up an alfresco feast, every style and taste is catered for, and everybody is welcome.

Facilities:

Pickleball Courts

Half-size Bowling Green

Sporting Pavilion with BBQ & Pizza Oven

Fire Pit

Community Garden



Health & Wellness Precinct



Take it on or take it easy in the Health & Wellness Precinct, which includes a fully- equipped gym, indoor swimming pool & spa, sauna and treatment room.

Whether you're keeping in shape, or kicking your feet up and relaxing, it's all here for you to make the most of.

Facilities:

Indoor Swimming Pool

Indoor Gym & Virtual Fitness

Sauna

Outdoor Spa

Yoga Deck

Multi-purpose Activity Room

Treatment Room



Lock'n'go lifestyle.

Our secure, gated community gives you peace of mind when you hit the road for your next big adventure.

With a number of security measures in place for the safety of the community, such as CCTV camera surveillance, number plate recognition technology and secured pedestrian access, our gated communities designed for over 55s allow you to travel with peace of mind.

So, start enjoying your days and getaways, with plenty of stunning destinations to explore locally and afar.

And rest easy knowing that your management team, caretakers, trusted friends and neighbours are keeping an eye on things.

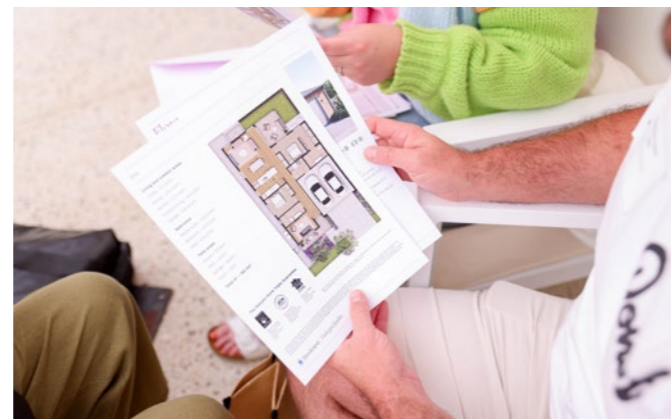




Designed
for living.
Built for life.



The architecturally-designed homes at Halcyon Jardin offer numerous floorplans that enable you to downsize in space without compromising on your standard of living.



Each free-standing home is carefully crafted with quality fittings, contemporary designer finishes and a variety of upgrade options to choose from, so you can truly create a home that's unique to you.

Complemented by four internal and external colour options as well as a secure lock-up garage with a driveway large enough for your guests to park in, you'll experience a greater sense of space and maximum street appeal.



Leave a lighter footprint with greener, smarter living.



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

You can rest easy at Halcyon Jardin knowing that you're leaving a lighter footprint.

From the cool roofs and sun-drenched alfresco areas of the homes, to the community's shared Tesla electric car, sustainable materials and solar energy – Stockland has thoughtfully designed the community to be environmentally friendly, with our homes proudly holding a 7-star NatHERS rating.

Halcyon Jardin will feature:

- Community-focused approach to solar power
- A community bus and Tesla car with multiple EV chargers
- Plenty of green space for all to enjoy



Quality comes as standard.

At Halcyon Jardin, open-plan homes filled with well-considered features let you naturally go with the flow.

Our homes are built to comply with the Residential Tenancies Act 1997 (VIC), Part 4A providing guaranteed compliance and confidence for our homeowners.

Outside, cladding and Colorbond roofing keep you cooler in summer and warmer in winter.

Reflecting 'ageing in place' design principles, our subtle design features 'think ahead' and anticipate life's changes. From no-step entry, wider hallways and doors, to hobless shower recesses and bathroom walls with noggings to install grab rails.

And while you may not need them now, these features will support you at every stage of life with easy access and adaptability. Your new home, and next chapter might just be your absolute best.



“
Designed to optimise
the indoor/outdoor flow,
our modern homes are
perfect for entertaining.
”



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 places you'll be proud to call home.

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 full-time community management is a large part of the Halcyon Jardin lifestyle. Our passionate, enthusiastic community managers work closely with homeowners every day 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.

And if your circumstances change and you decide to sell, we make the process easy for you. With no Deferred Management Fees (DMF), you retain all the capital gains from your sale upon settlement.

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, 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, wider 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.



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