



harmony

**Great moments
made possible,
everyday.**

**Land now selling from
\$228,500 to \$304,500[^]**

**Discover Harmony's
greenest neighbourhood**

**Visit Sunshine Coast's
largest Display Village –
Harmony Display World**

See inside for the latest home & land
packages from \$383,000 to \$592,203*

AVID
Property Group

Grand Linear Park, the heart of Harmony.



Take a visit to Harmony – in the heart of the Sunshine Coast – and one of the first things you'll notice is the unique Grand Linear Park that spans this masterfully planned address.

Grand Linear Park (Artist's impression)

Being built in stages, the eagerly anticipated phase two of the park is nearing completion, and will soon be open to residents and the wider public.

The extensive green park has been designed to encourage a healthy outdoor lifestyle and community connections, with phase two set to appeal to Harmony's littlest residents.

harmonyliving.com.au

Throughout its one-hectare expanse, young families will be able to revel in the exciting new space. Here, you'll find innovative play equipment such as a tree house, connected elevated walkways, a thrilling slide, and climbing tower – all promoting active play and building a sense of adventure and exploration.

Complementing the play equipment will be open lawns and lush, tranquil greenery, making the ideal setting for parents to relax and watch over their children in comfort.

Once complete, the Grand Linear Park will span five hectares through the centre of Harmony, connecting the community's network of pathways, exercise zones, bike trails, sports fields, activity lawns, yoga and fitness spaces, playgrounds, and nature reserves.

Ultimately the park will become the centrepiece of Harmony's commitment to providing greater wellbeing for residents.

It's all part of making carefree living possible, every day.



Tree-change? Sea-change? Why not both?

There are all sorts of reasons why so many people are choosing to say goodbye to city living and seek out a more relaxed and fulfilling way of life. Some head to the peace of nature, others to a laid-back lifestyle by the sea. The clever ones however, choose the best of both worlds and make the move to Harmony.

With its landscaped streets and vast expanses of parks and nature reserves, city-dwellers and interstaters get to bask in a renewed sense of freedom provided by the open space and leafy backdrop of Harmony. And for those who love the sea, you're just a few minutes' drive from some of the world's most iconic beaches and all that the magnificent Sunshine Coast has to offer.

What's more, the ever-growing community spirit at Harmony, delivers all the benefits of neighbourhood life by connecting residents through a vibrant calendar of local events.

Visit the Harmony Sales and Information Centre, which is open every day from 10am to 5pm.



Resident Long Table Dinner.

A life in Harmony.

Right from the outset, AVID, the visionary team behind Harmony, sought to focus their attention on creating a genuine community and greater connections.

Everything from the way the masterplan has been designed to the hosting of regular social events bringing residents together, community connection underpins everything at Harmony.

One of the most innovative – and successful – initiatives has been the long table dinners, which see residential streets transformed into welcoming alfresco dining spaces for a night, allowing new and established residents to get to know each other, form friendships and relax in a welcoming environment.

"We want our new residents to feel part of the community and there is no better time to get to know your neighbours than when everyone is just moving in," said Bruce Harper, AVID General Manager, Queensland.

"As well as the long table dinners, our many Harmony Nights events give our community the chance to see the address in a different light, with food trucks, putt-putt golf, and local live music drawing residents to our Harmony Display World



Horizon Festival.



Chinese New Year Festival.

for evenings of family fun."

But it's not just dinners and social evenings that make Harmony unique. A full-time Community Development Officer works tirelessly, arranging regular functions, events, programs and even free wellbeing sessions such as yoga and group fitness.

Residents themselves are also connecting with each other. This has resulted in a wide range of social and shared interest groups being established, from mothers and babies to fitness groups, running crews and chat and chew catchups.

True to its original vision, Harmony ensures that a true sense of belonging is made possible, every day.



Upsize your life by downsizing your yard.

For generations, the Australian dream was to own a home on a quarter acre block, but that was before travel became so much easier (and cheaper), friendship circles spread out and free time became more valuable. Now, it appears that the home ownership dream is shifting as more Queenslanders opt for smaller backyards.

Nowadays, more and more of our interests and hobbies take us away from home, and it's why so many people are leaning towards the smaller, low-maintenance blocks. The ease of small-space gardening is satisfying the green thumbs, while large parks and reserves, such as Harmony's Grand Linear Park with its outdoor fitness zones and playgrounds, provide enough space for even the most active of residents. It all means spending less time looking after a big yard and more time looking after yourself and your loved ones.

Catering to this growing trend, the Unity neighbourhood is home to a superb choice of smaller lots. One of Harmony's greenest precincts, it's surrounded by more than 22 hectares of recreational parkland, including the District Recreation Park and District Sports Park, and in fact, homes in the latest release (10C) will have a park at the end of every street.

Blocks range from 250m² to 440m² and start from \$228,500 to \$304,500* with frontages from 10m – 16m.

*See back cover for terms and conditions.

Visit the Harmony Sales and Information Centre, any day from 10am to 5pm, and see how you too can live big on a smaller scale.

Avalon Traditional Lot size 15.9m x 25m / House size 212m² / Lot 1349



Ausmar Homes
House & Land fixed **\$523,467***
Land price \$280,900[^]



- FEATURES**
- Traditional façade
 - 2550mm ceiling height
 - Carpet and tiles
 - Bosch appliances including dishwasher
 - Fans, screens, lights, antenna
 - Letter box and clothesline
 - Exposed aggregate driveway
 - Truecore Steel® frame and Colorbond® roof
 - Stone benches
 - Three living areas

Miracle Lot size 12.5 x 30 / House size 195m² / Lot 1397



Brighton Homes
House & Land from **\$502,707***
Land price \$275,500[^]



- FEATURES**
- Fully ducted air-conditioning
 - Quality floor coverings
 - Truecore steel frame
 - 6.5kw solar system
 - Colorbond roof
 - 1200mm wide entry door
 - 20mm ceasarstone benchtops
 - 900mm stainless stell frestanding cooker
 - Semi-frameless shower screens
 - Modern chrome tapware and basins
 - Automatic sectional overhead garage door with remotes
 - Exposed agg driveway
 - Turf to front with letterbox
 - Mounted clothesline

Hillcrest Urban Lot size 10m x 30m / House size 150m² / Lot 1361



Ausmar Homes
House & Land fixed **\$442,966***
Land price \$245,900[^]



- FEATURES**
- Urban façade
 - 2550mm ceiling height
 - Carpet and tiles
 - Bosch appliances including dishwasher
 - Fans, screens, lights, antenna
 - Letter box and clothesline
 - Exposed aggregate driveway
 - Truecore Steel® frame and Colorbond® roof
 - Stone benches

Shine Lot size 10m x 25m / House size 214m² / Lot 1392



Brighton Homes
House & Land from **\$525,835***
Land price \$229,500[^]



- FEATURES**
- Fully ducted air-conditioning
 - Quality floor coverings
 - Truecore steel frame
 - 6.5kw solar system
 - Colorbond roof
 - 1200mm wide entry door
 - 20mm ceasarstone benchtops
 - 900mm stainless stell frestanding cooker
 - Semi frameless shower screens
 - Modern chrome tapware and basins
 - Automatic sectional overhead garage door with remotes
 - Exposed agg driveway
 - Turf to front with letterbox
 - Mounted clothesline

[^] Please refer to disclaimer available on back cover

[^] Please refer to disclaimer available on back cover



Rod Kennerson
M: 0410 779 325 E: rod.k@ausmargroup.com.au W: www.ausmarhomes.com.au



Wayne Moodie
M: 0447 180 114 W: www.brightonhomes.net.au

Fraser Lot size 10m x 25m / House size 134.73m² / Lot 1340



Coastland Builders
House & Land from **\$404,500***
Land price from \$228,500[^]



FEATURES

- Modern and functional kitchen with stone benchtops
- Quality stainless steel appliances
- Quality inclusions throughout
- Carpet & tile and or vinyl planking throughout
- Fans in every room including alfresco
- Insect screens
- Exposed aggregate driveway and path
- Traditional footings & slab to H1 specifications
- Talk directly with the builder
- Free drafting / design changes

Kingscliff 187 Lot size 12.5m x 25m / House size 187sqm² / Lot 1385



Coast Life Homes
House & Land from **\$469,508***
Land price \$256,900[^]



FEATURES

- Façade as shown
- Fencing & landscaping
- 2 Living areas
- European appliances
- Stone bench tops
- Air-conditioning & fans
- Carpets, tiles & vinyl planking
- LED downlights
- Driveway
- Colorbond roof

Morton Lot size 10m x 25m / House size 160.33m² / Lot 1387



Coastland Builders
House & Land fixed **\$420,900***
Land price from \$228,500[^]



FEATURES

- Modern and functional kitchen with stone benchtops
- Quality stainless steel appliances
- Quality inclusions throughout
- Carpet & tile and or vinyl planking throughout
- Insect screens
- Exposed aggregate driveway and path
- Traditional footings & slab to H1 specifications
- Talk directly with the builder
- Free drafting / design changes

Newport 203 Lot size 12.5m x 30m / House size 203m² / Lot 1397



Coast Life Homes
House & Land from **\$498,900***
Land price \$275,500[^]



FEATURES

- Façade as shown
- Fencing & landscaping
- 2 Living areas
- European appliances
- Stone bench tops
- Air-conditioning & fans
- Carpets, tiles & vinyl planking
- LED downlights
- Driveway
- Colorbond roof

[^] Please refer to disclaimer available on back cover

[^] Please refer to disclaimer available on back cover



Mitch Butler
M: 0408 060 361 E: sales@coastlandbuilders.com.au W: www.coastlandbuilders.com.au



Bryan Meri
M: 0431 462 405 E: bryan@coastlifelifehomes.com.au W: www.coastlifelifehomes.com.au

Grange 20 Lot size 12.5m x 25m / House size 189.29m² / Lot 1389



Coral Homes
House & Land fixed \$453,195*
Land price \$256,900[^]



FEATURES

- Facade as shown
- Carpet and tiling throughout
- Truecore steel frame
- Colorbond Roof
- Fixed site costs
- Exposed aggregate driveway and path to entry
- Letterbox and turf to the front of home
- Clothesline
- Ceasarstone bench tops to kitchen, bathroom and ensuite
- Semi-frameless shower screen to bathroom and ensuite
- Stained timber feature front entry door
- Mirror sliding doors to robes

Kesteven Lot size 7.5m X 25m / House size 141.88m² / Lot 994



Costa Homes
House & Land from \$399,000*
Land price \$189,900[^]



FEATURES

- 40 years local building experience
- Complete home
- Fixed price contract
- 2 x split system air conditioners
- 5kW solar system
- High ceilings with squareset cornice
- Quality wall and floor finishes
- LED downlights
- Ample power and data points
- Wall hung vanities
- Stone benchtops to kitchen
- Fully screened windows and sliding doors
- Cold water tap to fridge recess
- Bosch appliances including dishwasher
- Turf, landscaping, fencing

Capri 22 Lot size 12.5m x 30m / House size 203.07m² / Lot 1425



Coral Homes
House & Land fixed \$476,799*
Land price \$275,500[^]



FEATURES

- Facade as shown
- Carpet and tiling throughout
- Truecore steel frame
- Colorbond Roof
- Fixed site costs
- Exposed aggregate driveway and path to entry
- Letterbox and turf to the front of home
- Clothesline
- Ceasarstone bench tops to kitchen, bathroom and ensuite
- Semi-frameless shower screen to bathroom and ensuite
- Stained timber feature front entry door
- Mirror sliding doors to robes

Lime Lot size 12.5m X 25m / House size 183.4m² / Lot 1385



Costa Homes
House & Land from \$492,250*
Land price \$256,900[^]



FEATURES

- 40 Years local building experience
- Complete home
- Fixed price contract
- High ceilings with squareset cornice
- Quality wall and floor finishes
- Led downlights
- Ample power and data points
- Wall hung vanities
- Stone benchtops to kitchen
- 2400 high robes
- Fully screened including sliding doors
- Cold water tap to fridge recess
- Bosch appliances including dishwasher
- Lightly exposed aggregate driveway
- Letterbox
- Clothesline
- TV antenna

[^] Please refer to disclaimer available on back cover

[^] Please refer to disclaimer available on back cover

Echo Lot size 10m x 25m / House size 223m² / Lot 1340



Dwyer Quality Homes
House & Land fixed \$534,347*
Land price \$228,500 ^



FEATURES

- Contemporary façade
- Fixed price contract
- Ask consultant for BUILDERS BONUS
- Ceiling fans throughout
- Exposed aggregate driveway
- TV antenna, letterbox & clothesline
- Tiles to living area
- Carpet to bedrooms
- NBN ready
- LED downlights
- 2550mm ceiling to ground level
- Insect screens to all windows & doors
- Full perimeter 6mm render

Barbados Lot size 10m X 25m / House size 157m² / Lot 1387



Edge Designer Homes
House & Land fixed \$434,500*
Land price \$228,500^



FEATURES

- 3 Designer façades to choose from
- Landscaping/fencing/driveway incl
- Daikin/Mitsubishi split air conditioning
- Timber blade ceiling fans
- Walk-in showers
- Westinghouse appliances
- Stone benchtops
- Open plan kitchen, dining & living
- Entertainer's kitchen with walk-in pantry (WIP)
- Master bedroom with ensuite & Walk-in robe (WIR)
- Alfresco off main living area
- Separate TV/media room
- Separate office/study

Zephyr Lot size 12.5m x 30m / House size 214m² / Lot 1423



Dwyer Quality Homes
House & Land fixed \$521,734*
Land price \$275,500^



FEATURES

- Modern façade with 6mm render
- Fixed price contract
- Ask consultant for builders bonus
- 20mm smartstone benches to kitchen
- Split system a/c to living
- Ceiling fans throughout
- Tiled alfresco
- TV antenna, clothesline & letterbox
- NBN ready
- Vinyl planks to living areas
- Insect screens to all windows & doors
- Driveway & insect screens

Slater Lot size 12.5m X 30m / House size 222m² / Lot 1424



Edge Designer Homes
House & Land fixed \$524,500*
Land price \$275,500^



FEATURES

- 3 Designer Façades to choose from
- Landscaping/fencing/driveway incl
- Daikin/Mitsubishi split air conditioning
- Timber blade ceiling fans
- Walk-in showers
- Westinghouse appliances
- Stone benchtops
- Open plan kitchen, dining & living
- Entertainer's kitchen with walk-in pantry (WIP)
- Master bedroom with ensuite & walk-in robe (WIR)
- Alfresco off main living area
- Separate TV/media room
- Study nook

^^ Please refer to disclaimer available on back cover

^^ Please refer to disclaimer available on back cover



DWYER QUALITY HOMES

Scotty Humphreys

M: 0429 419 757 E: scotty@dqh.com.au W: www.dqh.com.au



Simon Mullins M: 0417 006 909

E: sales@edgesignerhomes.com.au W: edgedesignerhomes.com.au FB: facebook.com/edgesignerhomes.com/

Edgewater 180 Beach Lot size 12.5m x 30m / House size 180.2m² / Lot 1425



GJ Gardner Homes
House & Land from **\$474,950***
Land price \$275,500[^]



FEATURES

- Ensuite and walk-in robe to bed 1
- Two separate living areas
- Site costs included to H1 Classification
- Upgraded to Category 1 acoustics
- Floor coverings throughout
- TV antenna, clothesline & letterbox
- Quality kitchen with stone benchtops
- Concrete and tiles to alfresco & portico
- Exposed aggregate driveway
- Free Bradford Solar Lease Program

Dampier Lot size 12.5m x 25m / House size 186m² / Lot 1385



Grandview Homes
House & Land from **\$466,900***
Land price \$256,900[^]



FEATURES

- 9ft ceilings throughout
- Kitchen stone
- European appliances
- Carpets & floor tiles throughout
- Skillion façade
- Full render
- Flyscreens throughout
- Light fittings
- Driveway

Edgewater 180 Traditional Lot size 12.5m x 25m / House size 180.2m² / Lot 1389



GJ Gardner Homes
House & Land from **\$449,950***
Land price \$256,900[^]



FEATURES

- Ensuite and walk-in robe to bed 1
- Two separate living areas
- Site costs included to H1 Classification
- Upgraded to Category 1 acoustics
- Floor coverings throughout
- TV antenna, clothesline & letterbox
- Quality kitchen with stone benchtops
- Concrete and tiles to alfresco & portico
- Exposed aggregate driveway
- Free Bradford Solar Lease Program

Wills Lot size 10m x 25m / House size 150m² / Lot 1340



Grandview Homes
House & Land fixed **\$412,800***
Land price \$228,500[^]



FEATURES

- 9ft ceilings throughout
- Kitchen stone
- European appliances
- Carpets & floor tiles throughout
- Under roof alfresco
- Full render
- Clothesline
- Light fittings
- Driveway

[^] Please refer to disclaimer available on back cover

[^] Please refer to disclaimer available on back cover

harmony

Great moments made possible, every day.

Wide open spaces, parks and playgrounds.

A neighbourhood with a real sense of
community. Close to everything you need, but
far enough away from the hustle and bustle.

It's where great moments are
made possible, every day.

It's Harmony.

Blocks range from 250m² to 440m² and start from \$228,500 to \$304,500[^]

Phone 1800 550 240 harmonyliving.com.au

Visit the Harmony Sales & Information Centre and Display World

Open 7 days 10am–5pm | Off Harmony Boulevard, via Peter Crosby Way, Palmview Qld 4553

[^]See back cover for terms and conditions.

AVID
Property Group



Future district sports park. Artists impression.



Future district recreation park. Artists impression.



Future district recreation park. Artists impression.



UNITY

**WHERE EVERYTHING
COMES TOGETHER
NATURALLY.**

Now is the time to start building your dream family home in Harmony's greenest neighbourhood. With only a limited number of blocks remaining in the Unity 10C land release, here are a couple of great reasons to act now.

Parks galore in Harmony's greenest neighbourhood

Unity is surrounded by more than 22 hectares of recreational parkland, including the District Recreational Park and District Recreational Sports Park. There is a park at the end of every street.

Space for the whole family

You are spoilt for choice with a range of block sizes to suit your ideal home design. Or you may like to choose from the range of inspiring house and land packages from Harmony Display World.

**To find out more or to
arrange a personalised site
inspection with one of our
friendly sales team
call 1800 550 240.**

Opel 169 Lot size 12.5 x 25m / House size 169m² / Lot 1418



Integrale Homes
House & Land fixed **\$467,400***
Land price \$256,900[^]



FEATURES

- 6m x 3m in ground concrete pool and pool fencing
- Hamptons façade
- Master bedroom at rear of home with ensuite and WIR
- Open plan living
- Generous alfresco area

Harmony 1 Lot size 12.5m x 25m / House size 186.48m² / Lot 1386



McLachlan Homes
House & Land from **\$492,900***
Land price \$256,900[^]



FEATURES

- 4 bed, 2 bath, 2 car + study
- Multi award winning local builder
- Ducted air conditioning
- Stone bench tops
- Carpet and tiles throughout
- Clothesline & NBN Hub
- Driveway
- Screens to all doors and windows
- Fencing

**Subject to soil test and contour survey*
**Subject to acoustic overlay report*

Cascade 145 Lot size 10m x 25m / House size 145m² / Lot 1340



Integrale Homes
House & Land fixed **\$418,349***
Land price \$228,500[^]



FEATURES

- Fully ducted air conditioning
- 2550mm ceiling height
- 900mm dual fuel free standing cooker
- Vinyl plank flooring and carpet throughout
- Stone benchtops to kitchen and vanities
- Fencing
- Turf to front yard
- Driveway
- Blinds
- TV antenna, letterbox and clothesline

[^] Please refer to disclaimer available on back cover

Harmony 2 Lot size 12.5m x 25m / House size 202.54m² / Lot 1309



McLachlan Homes
House & Land fixed **\$525,000***
Land price \$282,500[^]



FEATURES

- 3 bed, 2 bath, 2 car + media room
- Multi award winning local builder
- Ducted air conditioning
- Stone bench tops
- Carpet and tiles throughout
- Clothesline & NBN Hub
- Driveway
- Screens to all doors and windows
- Fencing

**Subject to soil test and contour survey*

[^] Please refer to disclaimer available on back cover



Karen Fraser M: 0438 734 541 | **Bennet Hunt** M: 0438 734 507
W: integralehomes.com.au E: salesteam@integralehomes.com.au



Chantal Groom
M: 0487 758 379 W: www.mclachlanhomes.com

Archie 14 Vista Lot size 10m x 25m / House size 128m² / Lot 1394



Metricon
House & Land fixed **\$383,000***
Land price \$229,500[^]



- FEATURES**
- Fixed site costs
 - Floor coverings throughout
 - Exposed aggregate driveway & path
 - Colorbond roof
 - Render to the front façade
 - NBN ready
 - Solar power offer
 - H2F termite resistant frame
 - Acoustic upgrades included
 - Council building and water application fees

Coastal 185 Lot size 12.5m x 25m / House size 185m² / Lot 1385



Morcraft Homes
House & Land fixed **\$489,999***
Land price \$256,900[^]



- FEATURES**
- Quality build - no waffle pod slab
 - 2 full termite protection systems
 - Fully rendered Hamptons façade
 - Air conditioning
 - Stone benchtops throughout
 - 2550mm ceiling height
 - Full turnkey package
 - Driveway, letterbox, fencing, blinds
 - Quality floor coverings
 - H1 soil allowance
 - Local company - straight answers

Lucent 20 Aspire Lot size 12.5m x 25m / House size 189m² / Lot 1389



Metricon
House & Land fixed **\$449,900***
Land price \$256,900[^]

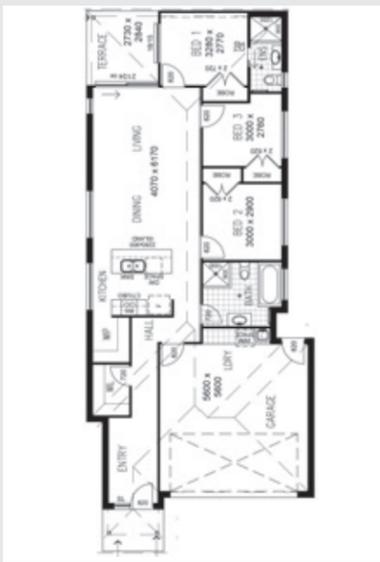


- FEATURES**
- Fixed site costs
 - Floor coverings throughout
 - Exposed aggregate driveway & path
 - Colorbond roof
 - Render to the front facade
 - NBN ready
 - Solar power offer
 - increased ceiling height
 - LED downlights
 - Roller blackout blinds
 - Mirrored sliding robe doors
 - H2F termite resistant frame
 - Acoustic upgrades included
 - Council building and water application fees

Pacific 150 Lot size 10m x 25m / House size 147m² / Lot 1340



Morcraft Homes
House & Land fixed **\$424,945***
Land price \$228,500[^]



- FEATURES**
- Quality build - no waffle pod slab
 - 2 full termite protection systems
 - Fully rendered
 - Air conditioning
 - Stone benchtops throughout
 - 2550mm ceiling height
 - Full turnkey package
 - Driveway, letterbox, fencing, blinds
 - Quality floor coverings
 - H1 soil allowance
 - Local company - straight answers

[^] Please refer to disclaimer available on back cover

[^] Please refer to disclaimer available on back cover



Rebecca Husbands
M: 0423 551 882 E: rebeccahusbands@metricon.com.au W: www.metricon.com.au



Craig Werner
M: 0422 620 244 W: www.morcrafthomes.com.au

Banksia Lot size 15m X 25m / House size 188m² / Lot 1204



Murphy Homes
House & Land from \$504,500*
 Land price \$281,500[^]



FEATURES

The Banksia provides two separate internal living areas including a dedicated media room as well as large alfresco that flows from the kitchen and living area. Central to the home, the generous main bedroom offers an ensuite and walk-in robe. Separate bathroom and toilet make for functional family living.

Marcus Lot size 10m x 25m / House size 216m² / Lot 1340



Murphy Homes
House & Land from \$518,500*
 Land price \$228,500[^]



FEATURES

The Marcus is ideal for large families providing plenty of living space without the requirement for a large block. Open plan living downstairs including a generous alfresco area, functional and spacious kitchen with island bench and walk-in pantry, and downstairs powder room. Upstairs consists of 4 generous bedrooms, main with large ensuite and spacious walk-in robe. The rumpus provides a space to allow everyone somewhere to relax without interruption.

[^] Please refer to disclaimer available on back cover

Lexcen 19 Lot size 12.5m x 25m / House size 177.76m² / Lot 1418



NuTrend Quality Homes
House & Land fixed \$463,074*
 Land price \$256,900[^]



FEATURES

Designed with family in mind the Lexcen 19 showcases a smart use of available space and natural window light. Just some of the fantastic inclusions in this package:

- Upgraded Hamptons façade
- Walk in pantry
- Upgraded ceiling height
- Stone benchtops throughout
- Split system air-conditioning
- Exposed aggregate concrete driveway
- Floor coverings and blinds
- Luxury European appliances
- Site cost allowances
- Landscaping package

Radford 18 Lot size 10m x 30m / House size 166m² / Lot 1403



NuTrend Quality Homes
House & Land fixed \$445,500*
 Land price \$245,900[^]



FEATURES

This deceptively spacious design encompasses four bedrooms plus a media room - meaning there is room for everyone!

A walk in pantry in the modern kitchen and a dining leading onto the alfresco will make entertaining friends a breeze...

There's lots to love about the Radford 18.

Packed full of our luxury inclusions as well as an upgraded Façade.

This exciting package qualifies for the First Home Loan Deposit Scheme.

[^] Please refer to disclaimer available on back cover

Panama 27 Eastport Lot size 16m x 30m / House size 27.90m² / Lot 1396



Plantation Homes
House & Land fixed \$574,993*
 Land price \$306,500[^]



FEATURES

- Fixed price package includes:
- Fixed site costs included
 - Caesarstone kitchen benchtop
 - Designer façade
 - Carpet and timber look flooring
 - Colorbond steel roof
 - Turf to the front, fence allowance, letterbox and clothesline
 - Exposed aggregate driveway & porch

Shore 23 Lot size 12.5m x 30m / House size 212m² / Lot 1397



Privium Homes
House & Land from \$493,000*
 Land price \$275,500[^]



FEATURES

- Designer rendered front façade
- Colour bond roof (promotion inc)
- LED downlights throughout (promo)
- Higher 2590mm (promo inc)
- Driveway, porch, path (promo)
- Stone benchtops kitchen & vanities
- Floor coverings throughout
- Covered outdoor room
- Turf & garden landscaping to front
- Letterbox and clothesline
- Lifetime structural guarantee
- Façade - Atlanta

Ashbury 30 Ultima Lot size 12.5m x 30m / House size 30.66m² / Lot 1429



Plantation Homes
House & Land fixed \$577,485*
 Land price \$275,500[^]



FEATURES

- Fixed price package includes:
- Fixed site costs included
 - Caesarstone kitchen benchtop
 - Designer façade
 - Carpet and timber look flooring
 - Colorbond steel roof
 - Turf to the front, fence allowance, letterbox and clothesline
 - Exposed aggregate driveway & porch

Elder 20 Lot size 12.5m x 25m / House size 189m² / Lot 1389



Privium Homes
House & Land from \$462,900*
 Land price \$256,900[^]



FEATURES

- Designer rendered front façade
- Colour bond roof (promotion inc)
- LED downlights throughout (promo)
- Higher 2590mm (promo inc)
- Driveway, porch, path (promo)
- Stone benchtops kitchen & vanities
- Floor coverings throughout
- Covered outdoor room
- Turf & garden landscaping to front
- Letterbox and clothesline
- Lifetime structural guarantee
- Façade - Houston

[^] Please refer to disclaimer available on back cover

[^] Please refer to disclaimer available on back cover

Capri Lot size 12.5m x 30m / House size 239m² / Lot 1423



Stylemaster Homes
House & Land from **\$592,203***
Land price \$275,500[^]



FEATURES

- Listed below are some of the inclusions in this superb home:
- Sparkling in-ground magnesium pool 6x3m
 - Ducted Daikin air conditioning
 - Steel framed house
 - High ceilings, roof sarking included
 - Upgraded 6.6kw solar system
 - NBN connections, stone benchtops
 - Up to H1 slab, exposed aggregate driveway
 - Upgraded ceiling fans throughout
 - Floor ties and carpet included
 - Clothes line, letterbox TV antenna and 6 points
 - Site costs and council fees

Gascoigne 155 Lot size 10m x 30m / House size 155m² / Lot 1426



Total Creative Constructions
House & Land from **\$447,867***
Land price \$245,900[^]



FEATURES

- Carpets & tiles or vinyl planks throughout
- Landscape package to front yard & turf to remaining
- Light fittings including down lights
- Roller blinds
- Colorbond roof
- Exposed agg driveway
- Stone kitchen & island bench tops
- Split system air-conditioning x 2
- Fly screens

Opal 25 Lot size 16m x 25m / House size 230m² / Lot 1416



Stylemaster Homes
House & Land from **\$557,080***
Land price \$279,900[^]



FEATURES

- Sparkling inground pool
- Upgraded façade, driveway, letterbox, clothesline
- Dakin ducted air, 2570mm ceilings, all floor coverings
- 6.6KW solar system, tiled alfresco, front landscaping
- Provision for acoustics, council fees, pool fencing
- Up To H2 slab, window coverings, flyscreens and security screens

George 149 Lot size 10m x 30m / House size 149m² / Lot 1403



Total Creative Constructions
House & Land from **\$435,894***
Land price \$245,900[^]



FEATURES

- Carpets & tiles or vinyl planks throughout
- Landscape package to front yard & turf to remaining
- Light fittings including down lights
- Roller blinds
- Colorbond roof
- Exposed agg driveway
- Stone kitchen & island bench tops
- Split system air-conditioning x 2
- Fly screens

[^] Please refer to disclaimer available on back cover

[^] Please refer to disclaimer available on back cover



Michael Berry
M: 0407 913 773 E: m.berry@stylemasterhomes.com.au W: www.stylemasterhomes.com.au



David Phillips
M: 0419 774 646 W: www.totalcreativeconstructions.com.au

Airlie Lot size 12.5m x 25m / House size 178m² / Lot 1385



Vantage Homes Qld
House & Land fixed **\$455,000***
Land price \$256,900[^]



FEATURES

- FREE kitchen upgrade pack on this design
- 3kw solar
- 2 x split system air conditioners
- Dishwasher
- Your choice vinyl planks or tiles
- Matt black or silver fittings
- Upgrade to 2.590mm high ceilings
- Blinds and screens
- LED downlights and fans
- Driveway, letterbox and clothesline
- H1 soil as standard
- Upgraded façade included
- Fixed price contract, so get ready to move in!

Bailey Lot size 12.5m x 30m / House size 199m² / Lot 1423



Vantage Homes Qld
House & Land fixed **\$497,000***
Land price \$275,500[^]



FEATURES

- Our most popular design ever!
- The family entertainer home with separate kids retreat
- Stone bench tops & walk in pantry
- 3kw solar, dishwasher included
- 2 x split system air conditioning
- Vinyl planks or tiles
- 2.590mm high ceiling upgrade
- Blinds and screens
- LED downlights and fans
- Driveway, letterbox and clothesline
- H1 soil included
- Upgraded façade
- Fixed price contract, ask about your FREE gift!

[^] Please refer to disclaimer available on back cover



Angela Hastings
M: 0455 506 683 E: angela@vantagemail.com.au W: www.vantagehomesqld.com.au

NO BODY CORPORATE OR FEES | NO COMMUNITY TITLE OR FEES | FREEHOLD LAND | PET FRIENDLY | LOW OR NO MAINTENANCE | LOCK UP AND LEAVE EASY LIFESTYLE

Kesteven - A Lot size 7.5m X 25m / House size 185.21m²



Costa Homes
House & Land fixed **\$465,800***
Land price \$194,000[^]

Lot 992



FEATURES



- Under construction completion mid April
- Nothing more to spend-just move in
- 2 x split system air conditioners
- 5kw solar system
- High ceilings with squareset cornice
- Quality wall and floor finishes
- LED downlights
- Ample power and data points
- wall hung vanities
- Stone benchtops to kitchen
- Fully screened windows and doors
- Cold water tap to fridge recess
- Bosch appliances including dishwasher
- Turf, landscaping, fencing
- Blinds

Kesteven MK11 Lot size 7.5m X 25m / House size 141.88m²



Costa Homes
House & Land from **\$399,000***
Land price \$189,900[^]

Lot 995



FEATURES



- 40 Years local building experience
- Complete home
- Fixed price contract
- 2 X split system air conditioners
- 5kw solar system
- High ceilings with squareset cornice
- Quality wall and floor finishes
- Led downlights
- Ample power and data points
- Wall hung vanities
- Stone benchtops to kitchen
- Fully screened windows and sliding doors
- Cold water tap to fridge recess
- Bosch appliances including dishwasher
- Turf, landscaping, fencing

[^] Please refer to disclaimer available on back cover



Joel Gravina M: 0490 136 749
P: 5437 6120 E: joel@costahomes.com.au W: www.costahomes.com.au

Hamilton Lot size 7.5m x 25m / House size 226m²

Dwyer Quality Homes
For sale \$577,900*



Lot 471

Ready built and available for inspection.
25 Greenview Terrace, Palmview



FEATURES

- 4 bedrooms including master suite
- First floor family / TV room
- Open plan kitchen, living, dining
- Double garage with rear lane access
- Alfresco dining area
- 2.5 bathrooms
- Tiled balcony off master suite
- His and hers walk-in robe and ensuite
- Ducted air conditioning
- Fans throughout
- Stone kitchen benchtops
- High 2.55 ceilings
- Private courtyard
- Separate laundry
- No body corporate fee
- Freehold title
- Pet friendly

Elements Lot size 7.5m x 25m / House size 226m²

Dwyer Quality Homes
House & Land from \$559,900*
Land price \$200,000[^]



Lot 1025



FEATURES

- 4 bedrooms including master suite
- First floor family / TV room
- Open plan kitchen, living, dining
- Double garage with rear lane access
- Alfresco dining area
- 2.5 bathrooms
- Tiled balcony off master suite
- His and hers walk-in robe and ensuite
- Ducted air conditioning
- Fans throughout
- Stone kitchen benchtops
- High 2.55 ceilings
- Private courtyard
- Separate laundry
- No body corporate fee
- Freehold title
- Pet friendly

Lowset Terrace Lot size 7.5m x 25m / House size 142m²

Edge Designer Homes
House & Land fixed \$399,900*
Land price \$189,900[^]



Lot 868



FEATURES

- Large 3 Bedrooms
- Two large bathrooms with walk-in showers
- Double lockup garage with remotes
- Air conditioning
- Ceiling fans throughout
- Westinghouse appliances
- Stone benchtops
- Open plan kitchen, dining & living
- Entertainer's kitchen with walk-in pantry (WIP)
- Master Bedroom with ensuite & walk-in robe (WIR)
- Alfresco off main living area
- Driveway, full landscaping & fencing
- Letterbox & clothesline

Lowset Terrace Lot size 7.5m x 25m / House size 142m²

Edge Designer Homes
House & Land fixed \$399,900*
Land price \$189,900[^]



Lot 867



FEATURES

- Large 3 Bedrooms
- Two large bathrooms with walk-in showers
- Double lockup garage with remotes
- Air conditioning
- Ceiling fans throughout
- Westinghouse appliances
- Stone benchtops
- Open plan kitchen, dining & living
- Entertainer's kitchen with walk-in pantry (WIP)
- Master Bedroom with ensuite & walk-in robe (WIR)
- Alfresco off main living area
- Driveway, full landscaping & fencing
- Letterbox & clothesline

*^ Please refer to disclaimer available on back cover

*^ Please refer to disclaimer available on back cover



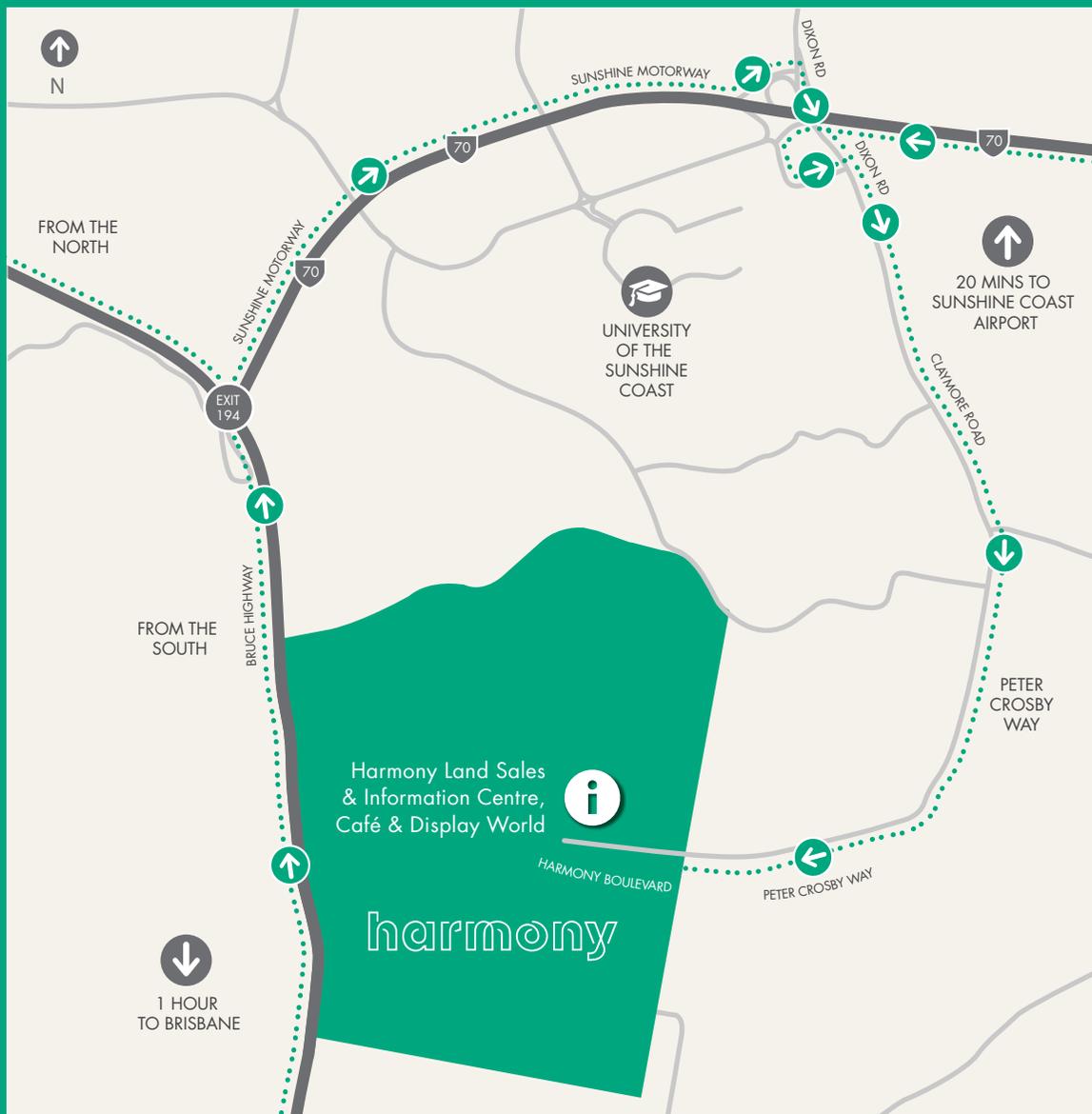
Jason Dwyer

M: 0400 110 315 E: jason@dqh.com.au W: www.dqh.com.au



Simon Mullins M: 0417 006 909 E: sales@edgedesignerhomes.com.au

W: www.edgedesignerhomes.com.au F: www.facebook.com/EdgeDesignerHomes/



Harmony Café & Display World

Kick start your day at Harmony.

If you are in need of a superb coffee, your favourite tea or delicious food, visit the Harmony Café just across from the Sales & Information Centre.

Offering coffee, delicious breakfasts and lunches as well as mouth-watering treats for morning and afternoon tea, the lush surrounds of Harmony Café is the place to begin your day, catch up with friends, or look over new home designs from the display village.

**Harmony Café is open from
6am – 3pm Monday to Friday,
8am – 3pm Saturday and Sunday.
To visit, follow Peter Crosby Way,
off Claymore Road, Palmview.**

Open 7 days 10am – 5pm

Harmony Sales and Information Centre
Off Harmony Boulevard, via Peter Crosby Way,
Palmview Qld 4553

Phone 1800 550 240 | harmony@avid.com.au | harmonyliving.com.au

*\$383,000 House and land package based on Lot 1394 by Metricon Homes. This brochure contains only general information and cannot be relied on for the purpose of purchasing land or enter into a contract with a builder. A decision to purchase land, or to enter into a contract with a builder, should only be made after obtaining appropriate legal and financial advice. You must make your own enquiries in relation to the land you have chosen before entering into a contract with us. Builders referred to in this brochure are not associated with AVID Group in any way. You must make your own enquiries in relation to an appropriate builder before entering into any building contract. AVID Property Group gives no warranty and makes no representations as to the accuracy or sufficiency of any description, photograph, illustration or statement contained in this document and accepts no liability for any loss which may be suffered by any person who relies upon the information presented. All information provided is subject to change without notice. Dimensions, areas, layout, time periods and dates are approximate only. Photographs and illustrations in this document are indicative only and may not depict the actual development. For full terms and conditions see www.avid.com.au/house-land-terms-conditions/ ^For full terms and conditions see www.avid.com.au/land-terms-conditions/ For full disclaimer see www.avid.com.au/disclaimer/ March 2020. 6088



AVID
Property Group