

harmony
by AVID Property Group



**Great moments
made possible
every day.**

At AVID we passionately believe that home is where true harmony should live. That's why we created Harmony, not just as a name, but as a philosophy that is authentic in every sense of the meaning.

Creating this special address and the sense of satisfaction in making such a positive and meaningful contribution to people's lives is truly heartwarming for the team at AVID.

Welcome to the heart of the Sunshine Coast.

From hinterland to coast.

Right between the pearly white sands and lush green hinterland, Harmony has all the heart of a village community, with all the soul of beachside living.



Here, you will find everything you will ever need. From sunshine to pristine beaches and the tranquility of the tropical hinterland, all right on your doorstep. Yet, you are just a few minutes away from the cafés in Mooloolaba and the easy vibe of Maroochydore. Harmony has the world class Sunshine Coast University, right on its doorstep and the new Kawana Hospital and Health Precinct is an easy 15 minutes away.

Harmony rests in the centre of everything that the Sunshine Coast has to offer, including cafés, restaurants, shopping and entertainment. The Coast's unique casual culture is genuine and welcoming and Harmony emulates this desirable authentic way of life.

True heart. Real soul.



The wellbeing of Harmony's community is our number one priority.

Created with true neighbourhood values in mind, the Harmony Town Centre will be a great place to meet, grab a bite to eat with friends or simply do a little shopping.

The contemporary village style town centre will be the true heart and soul of the community, focusing on walkability and featuring major retail and specialty shops along with commercial businesses, cafés and restaurants. All you need will be right on your doorstep, with Harmony's awarded café already a much visited destination.

A home in Harmony is a home in the wider Sunshine Coast community too. We are proud to be neighbours with the beautiful folks in Sippy Downs, Buderim, Mooloolaba, Maroochydore and Kawana.



**Your space.
Your place.**



To live in Harmony is to be wrapped in the arms of nature. Surrounded by beautiful hinterland and reserves, we are creating a grand network of parklands and green spaces that thread through and connect the entire community.

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The centrepiece of our community is the amazing Grand Linear Park, which forms a natural connection between all our green spaces – the neighbourhoods, amenities, sports facilities and our buzzing town centre. It has become a major drawcard for local residents and visitors seeking to embrace the active, outdoor lifestyle synonymous with coastal living.

Stretching the length of 10 football fields, Grand Linear Park is a series of linked parks, each with their own facilities and spaces where you can have fun, enjoy exercise, relaxation or cherished family and friend gatherings.

It is an oasis of landscaped greenery that's designed to act as a visual and physical 'green spine' providing beautiful and safe interconnecting neighbourhoods and conservation areas to bring people and places closer together.

With more than 90 percent of all Harmony residents within 250 metres from a park, getting the family outdoors and active is a breeze.



# Active naturally.

**Our Grand Linear Park currently provides three hectares of lush community space for people of all ages.**

The park features three separate play areas for locals to explore, including a set of six swings, two table tennis tables and a giant 30 metre multi-play structure with a slide, spider's web, swinging ropes and stepping stones.

The best thing is, there is so much more to come as Harmony grows.

For those who love to keep fit and active daily, you will find the specially designed outdoor fitness centre provides plenty of challenges with pull-up bars, parallel bars and kettle bells.

If you want to take things up another notch and get your heart racing, there will be 60 kilometres of walking and cycling pathways to get you active. If you prefer the pace to be a little slower, a leisurely stroll is the way to go while taking in the scenic landscape.

# Healthy lifestyle.

**To keep body and soul in perfect balance, Harmony residents can enjoy a range of community events and activities, from fitness challenges to walking groups and more – all while making new friends.**

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Harmony prides itself on offering a healthy connected community. A calendar packed with meaningful community engagements, supported by our very own Community Development Manager, contributes to building an inclusive and happy environment.

Our unique long-table dinners bring residents together to share a meal, meet future neighbours and get to know the wider community so that you feel welcome from day one.

Our district sports park allows easy access to ovals, courts and circuits, all adding up to a more active, healthy and social lifestyle. Sports clubs will call Harmony home and will enjoy some of the best recreational and sporting facilities in the area.



Your life connected.

Whichever way you turn, life in Harmony gives you a real connection to everything you love about the Sunshine Coast, and so much more.



Residents will enjoy the convenience of three schools just a short walk from home.

You are also minutes away from a further choice of private schools, the University of the Sunshine Coast, the new regional healthcare centre and nearby shopping at Sippy Downs and Kawana Shoppingworld.

Mooloolaba and Maroochydore are all part of your broader playground, offering more shopping and an impressive selection of cafés and restaurants for relaxed and fine dining. Or you can simply head south to the beautiful Glass House Mountains for a picnic or an adventurous hike.

Future access to the Bruce Highway from Harmony will make all local trips and travel to Brisbane a breeze.





Learning is such a breeze.

Harmony is a great place to bring up the family. You will be spoilt for choice in the early years with several early learning and childcare centres just minutes from your door.

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A home in Harmony also means the school run will never be a chore, with Palmview State Primary School, Palmview State Special School and Palmview State Secondary College on your doorstep, along with many other primary and secondary school options nearby.

Harmony is also only a short distance to the University of the Sunshine Coast, a modern, world-class facility offering students a wide choice of course options and study modes.

← 20 minutes to Sunshine Coast Airport



PACIFIC OCEAN

PT CARTWRIGHT

MAROOCHYDORE

MOOLOOLABA

BUDINA

KAWANA

WARANA

Montessori International College

Sunshine Plaza Maroochydore

Sunshine Coast Private Hospital

Immanuel Lutheran College

MOUNTAIN CREEK

Kawana Shopping World

Kawana Private Hospital

BUDERIM

10 minutes to Mooloolaba

Sunshine Coast University Hospital

Mooloolah River National Park

Mooloolah River National Park

Matthew Flinders Anglican College

COLES

SUNSHINE MOTORWAY

SIPPY DOWNS

CLAYMORE ROAD

DIXON ROAD

Ochre Health Medical Centre

Chancellor State College

PETER CROSBY WAY

Siena Catholic Primary School

University of the Sunshine Coast

AEIOU Foundation & Sippy Downs Early Learning Centre

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Woolworths Chancellor Park

Siena Catholic College

Suncoast Family Medical

Palmview State Secondary College

Palmview State Primary School

Palmview State Special School

TANAWHA

Bella Grace Early Learning Centre

IGA Chancellor Park

FUTURE SOUTHERN ROAD LINK

Maroochy Bushland Botanic Gardens

BRUCE HIGHWAY

FUTURE BRUCE HIGHWAY ACCESS

PALMVIEW

Palmview Conservation Park

Central to everything you need.

→ 1 HR TO BRISBANE

# The Harmony Grand Plan.



# Your Harmony. Your choice.

No matter what stage of life you are in, there is a housing choice at Harmony to suit you now and into the future.



Choose a block frontage to suit your home design and then choose your backyard size to suit your lifestyle. You have a fabulous choice of stunning quality display homes at Harmony Display World showcasing stylish Sunshine Coast design and living options to inspire you.

You may prefer to select your new home from the impressive range of readily available house and land packages with a variety of single and two storey designs suitable for many different needs and personal circumstances.

It is your choice at Harmony, there is something here that is bound to suit your lifestyle. It is that easy.



# Display World.

**With 20 quality, national and Sunshine Coast builders and 35 outstanding display homes, Harmony Display World brings you an incredible choice of living options that captures the Sunshine Coast's unique architectural style and maximises the enviable climate.**

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Harmony's builders are highly experienced and committed to providing quality and diversity in homes to suit the wide range of families that will call Harmony home.

You can view firsthand the builders' latest home designs at Harmony Display World. Designed to reflect the Sunshine Coast's unique character, Harmony Display World is bringing fun and excitement with an array of activities that are available year-round. With play areas and an 18-hole putt putt golf course at the entry to the display village it will keep the kids entertained during your stay.



Nurturing Nature.

Since planning began over 14 years ago, we've been committed to creating a place that isn't just inspired by nature, but truly at one with its environment.



It is a big task, but we genuinely believe in preserving and protecting the natural elements of the land that are so vital to our wellbeing. That is why Harmony will have open space for the community to enjoy and a large portion that will be sensitively restored with local flora. Almost every home will be approximately two minutes' walk from open space.

Harmony is setting new industry standards in sustainability, achieving the highest award, 6 'Leaf' EnviroDevelopment certification from the Urban Development Institute of Australia (UDIA). EnviroDevelopment independently reviews and awards certification to those developments that protect the environment and use resources responsibly achieving outstanding performance across Ecosystems, Waste, Energy, Materials, Water and Community. EnviroDevelopment makes it easier for purchasers to recognise and select more environmentally sustainable developments and lifestyles.



We bring people together.

No matter where we come from or where we're going, we all want the same thing.

We want to belong. It's in our DNA. It's a part of what it is to be human.

At AVID Property Group, we create neighbourhoods that bring people together and we turn these neighbourhoods into thriving, connected communities.

avid.com.au





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