

INTRODUCING

Conifer Crescent

AT HARMONY



Dwyer Property
Investments 



A STUNNING SHOWCASE OF SLEEK
CONTEMPORARY TERRACES AT
HARMONY ESTATE ON THE SUNSHINE COAST

TRANQUILLITY AND ELEGANCE ON CONIFER CRESCENT - YOUR DREAM HOME

Nestled in the coveted Harmony Estate in Palmview, lies a captivating new ensemble of seven four-bedroom terraces.

These homes, crafted by renowned local builder Dwyer Quality Homes, introduce an element of elegance and modern sophistication to the expanding area, effortlessly integrating with the local architecture through their sleek, modern designs.

Situated in this sought-after street, Conifer Crescent stands as both a tranquil haven and a lively community for its residents. The interior spaces are carefully designed to promote an enhanced living experience, while also providing a quiet respite from the suburban bustle.

This prime location is enhanced by its proximity to green parklands only minutes walk away. Conveniently designed pathways and trails weave through nearby parks and conservation areas, connecting residents to Harmony's commercial hub and other key amenities with ease.

From leading Sunshine Coast builder Dwyer Quality Homes, uncover your ideal lifestyle at Conifer Crescent.

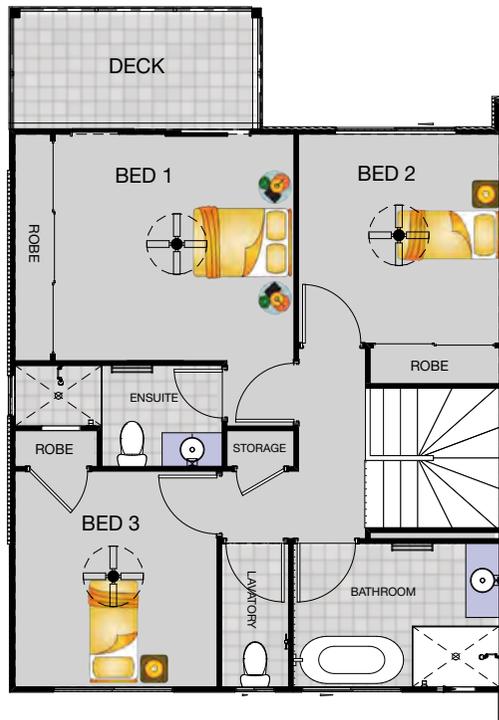


**PEACEFUL SUNSHINE COAST
RETREAT: EXPERIENCE
HIGH-QUALITY LIVING**

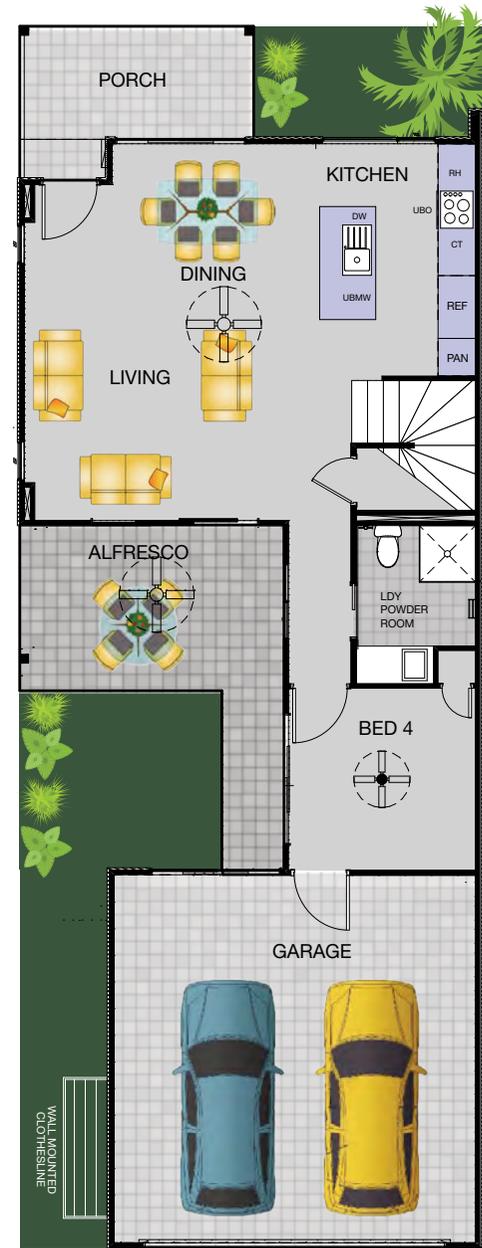
Each moment at Conifer Crescent is designed to connect you with the peaceful, natural beauty that surrounds you, enhancing your daily experience.

Picture your afternoons filled with leisure and laughter in this idyllic setting. Conifer Crescent is more than a home; it's a backdrop for family occasions and quiet, reflective moments alike, nestled in the heart of a vibrant community.

First Floor



Ground Floor



FEATURES

- 4 bedrooms including master with wall to wall robe and ensuite
- Tiled porch and outdoor Alfresco (lower level)
- Bedroom downstairs has own entry door
- Tiled balcony off master (upper level)
- 3 bathrooms including ensuite
- Integrated laundry, shower room and WC
- Open plan kitchen/dining and living room
- Stone kitchen island bench
- Double garage with rear lane access
- Private courtyard
- Split system air conditioning
- Overhead fans throughout
- Over 185m² of living space

CREATIVE VISION BY AN AWARD WINNING BUILDER

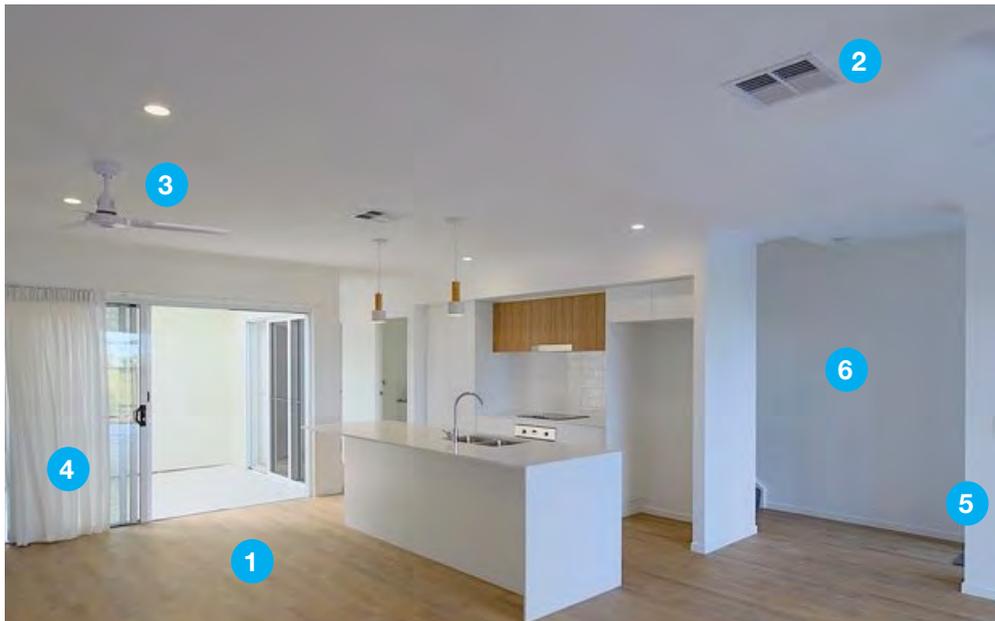
The spacious layout of Conifer Crescent terraces features four generously sized bedrooms, all with built-in robes. The luxurious master bedroom features expansive wall-to-wall robes, an ensuite, and a private balcony. Air conditioning and ceiling fans are installed, alongside high-end European stainless steel appliances including dishwasher.

Outside, a secluded courtyard creates the perfect setting for alfresco dining in a low-maintenance, tropical haven. This outdoor area seamlessly connects the living space to a double garage, which provides discreet rear lane access to the property.



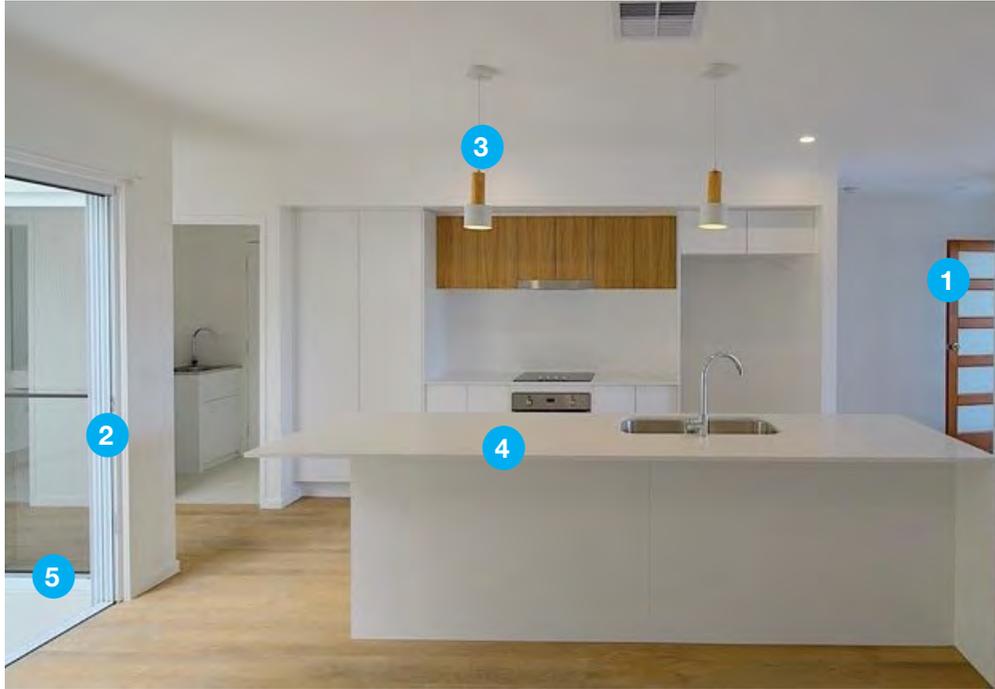


- 1 Contemporary facades which creates a distinctive look for your property
- 2 Front and side fencing creating privacy and screening
- 3 Landscaping with low maintenance native plants which will comply with the design essentials from the land developer
- 4 Letterbox in brick pier
- 5 Insect screens to all opening windows, sliding doors and front door for extra security
- 6 COLORBOND roof and panel lift garage door with 3 remotes
- 7 Wall mounted clothesline at the rear of property
- 8 Termite treated frame and termite reticulation barrier installed at construction



- 1 Warm wood effect vinyl plank flooring
- 2 Split system air conditioning Master bedroom and Living areas
- 3 Corrosion free ABS fans
- 4 Sheer curtains to glass sliding doors in living areas with black out curtains to bedrooms
- 5 Multiple power points, data points and TV aerial
- 6 3 coat paint Watty paint system





- 1 Contemporary wooden front door with frosted glass insert panels and tri lever dead lock handle
- 2 Sliding glass doors to Alfresco with recessed track
- 3 Pendant lights to kitchen island bench
- 4 900mm kitchen island bench with stone or square set laminate
- 5 Tiled or exposed aggregate courtyard

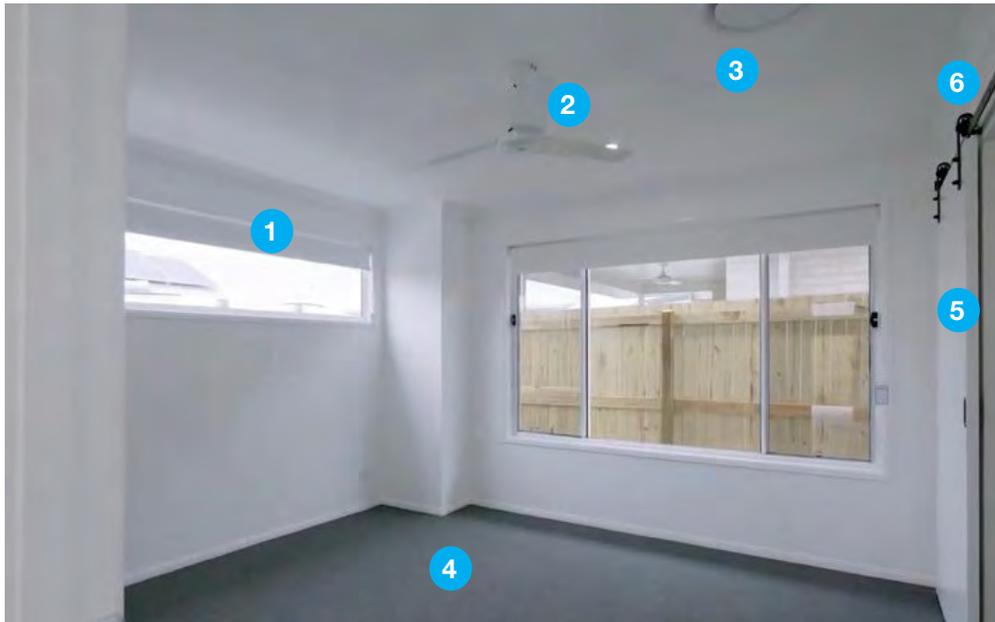


- 1 Wood veneer or similar cupboards on rear wall and above fridge space
- 2 Stainless steel double sink with Axis gooseneck tap
- 3 Moisture resistant melanine cupboards and doors
- 4 Pendant lights over kitchen island bench
- 5 Wide fridge space with built in water tap



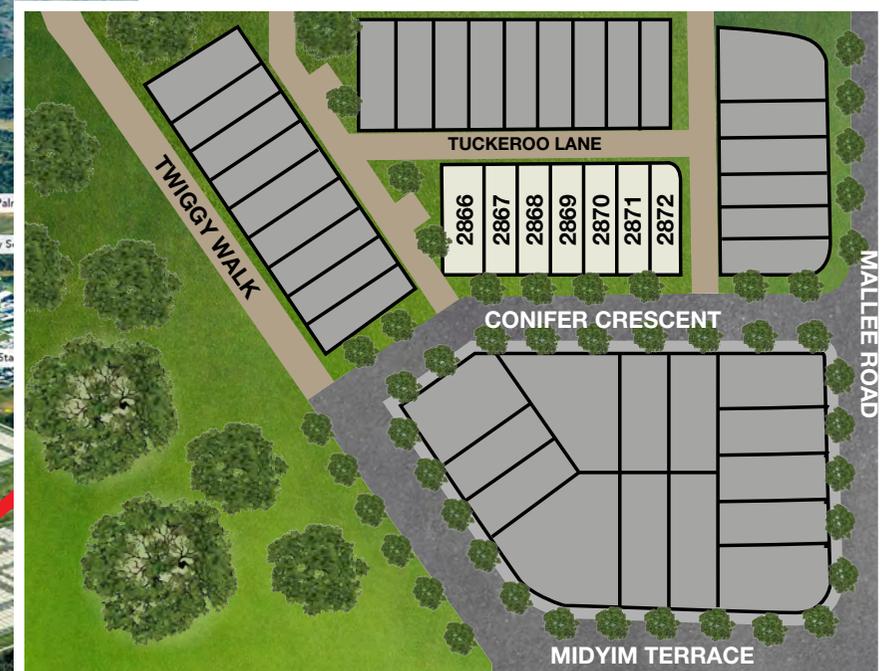


- 1 Delonghi stainless steel 5 speed electric oven
- 2 Delonghi stainless steel electric cook top
- 3 Delonghi stainless steel overhead extractor range hood
- 4 Delonghi stainless steel 600mmm dishwasher
- 5 Microwave space with power point
- 6 Soft close drawers



- 1 Black out roller or venetian blinds to all clear glass windows
- 2 Wooden blade energy efficient 3 speed overhead fans throughout
- 3 Split system air conditioning to Master bedroom and living area
- 4 High grade carpets to all bedrooms and robes
- 5 Mirror sliders to all built in robes or sliding barn door to Master walk in robes
- 6 Melamine shelving to all robes with hanging rail





Harmony's \$3 billion residential development will include over 5,000 homes. The estate is centrally located between the green Hinterland and the beaches of the Sunshine Coast. It will have its own town centre, as well as many kilometres of walking and cycling tracks, and a central green belt of parkland and wildlife.

Spanning more than five hectares and running the length of 10 football fields, the unusually flat development site was able to challenge traditional design concepts and deliver unprecedented open space and functionality to residents and wider community.

THREE YEARS' RENT, GUARANTEED

Dwyer Property Investments offers a 3-year rental guarantee with every investment property we build, secured by our partner Dwyer Quality Homes. Owners are paid the agreed rental amount for three years, whether there are tenants occupying the property or not – which means there's no risk of vacancy, arrears in payments or loss of rental income during that period. For investors, that means total peace of mind and higher-than-average rental yields.



Watch this 3 year rental guarantee video



[CLICK TO WATCH THE VIDEO](#)

- **How much do I get?** The current net market rate for that property is paid monthly for a full three-year period from the day the house build completes or settles.
- **What does it cost?** There are no direct costs to the investor for opting into the rental guarantee. An industry-standard admin fee is deducted from the gross rental income to cover the costs of managing the tenancy, but no other charges apply.
- **Can I opt out?** Our rental guarantee is optional and investors can opt out of the contract at any time without paying any exit fees or charges.
- **What happens after 3 years?** A standard property management contract is put in place and we continue to manage the tenancy for an industry-standard fee. Owners also have the option of appointing a real estate agency or managing the property themselves.

DWYER QUALITY HOMES

With a long history of award-winning residential builds on the Sunshine Coast, Dwyer Quality Homes has already completed two boutique terrace projects in Harmony Estate, with two more under construction – setting the standard for luxury living. Backed by 35 years' experience delivering exceptional quality and timeless designs, Dwyer is considered among the top tier of builders in the region.

DWYER PROPERTY INVESTMENTS

A division of Dwyer Quality Homes, Dwyer Property Investments specialises in property development and investment. With a portfolio that spans residential houses and units across South East Queensland, Dwyer Property Investments is committed to ensuring their clients' investment is secure, long-lasting and profitable.

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