

INTRODUCING

# *Harvest Drive*

AT HARMONY



**Dwyer** Property  
Investments 



DISCOVER THE ELEGANCE OF MODERN  
LIVING: NEW CONTEMPORARY TERRACES  
AT HARMONY ESTATE, SUNSHINE COAST

## SERENITY AND SOPHISTICATION ON HARVEST DRIVE - YOUR PERFECT SANCTUARY

Located in the prestigious Harmony Estate in Palmview, these seven new four-bedroom terraces are a true masterpiece.

Built by renowned local builder Dwyer Quality Homes, these residences epitomize elegance and modern sophistication, seamlessly blending into the local architecture with sleek and contemporary designs.

Harvest Drive offers a peaceful retreat and a vibrant community for its residents. The interiors are thoughtfully crafted to enhance living spaces, providing a quiet sanctuary from busy suburban life.

The prime location is close to all amenities and beautiful parklands are just a short stroll away. Well-planned pathways and trails meander through nearby parks and conservation areas, effortlessly connecting residents to Harmony's commercial centre and other essential amenities.

Discover the perfect lifestyle at Harvest Drive with Dwyer Quality Homes, the leading builder on the Sunshine Coast.

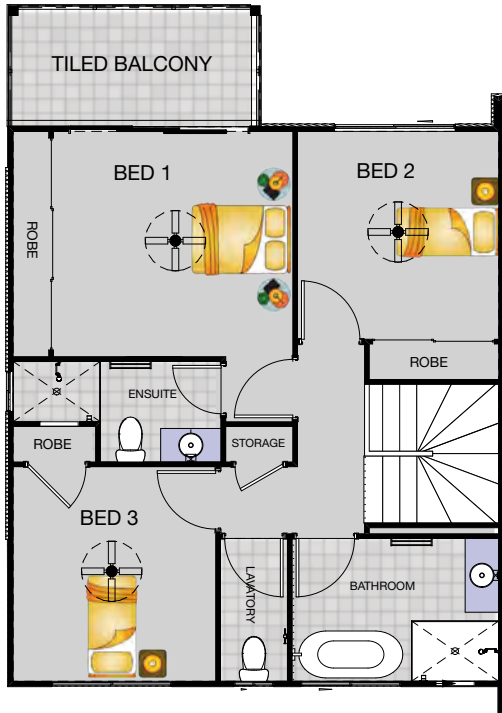


## PEACEFUL SUNSHINE COAST ESCAPE: EMBRACE SUPERIOR LIVING

At Harvest Drive, every moment brings you closer to the serene beauty of nature, enhancing your everyday life. Imagine spending your afternoons relaxing in this beautiful retreat.

These modern terraces on Harvest Drive offer more than just a home; they provide connection. The functional layout is perfectly designed for large family gatherings as well as quiet peaceful reflection. Welcome to your new family haven!

### First Floor



### Ground Floor



### FEATURES

- 4 bedrooms including master with wall to wall robe and ensuite
- Tiled front entry porch
- Outdoor alfresco (lower level)
- Bedroom downstairs has own entry door
- Tiled balcony off master (upper level)
- 3 bathroom (including ensuite)
- Integrated laundry, in downstairs third bathroom
- Open plan kitchen/dining and living room
- Stone kitchen island bench
- Double garage with rear lane access
- 5 zone ducted air conditioning
- Overhead fans throughout
- 7 Star thermal performance rating
- Black glass 4 zone Induction cooktop
- Black glass 14 function oven with air fryer
- Stainless Steel Dishwasher
- Over 185m<sup>2</sup> of living space



## INNOVATIVE DESIGN FROM AN AWARD-WINNING BUILDER

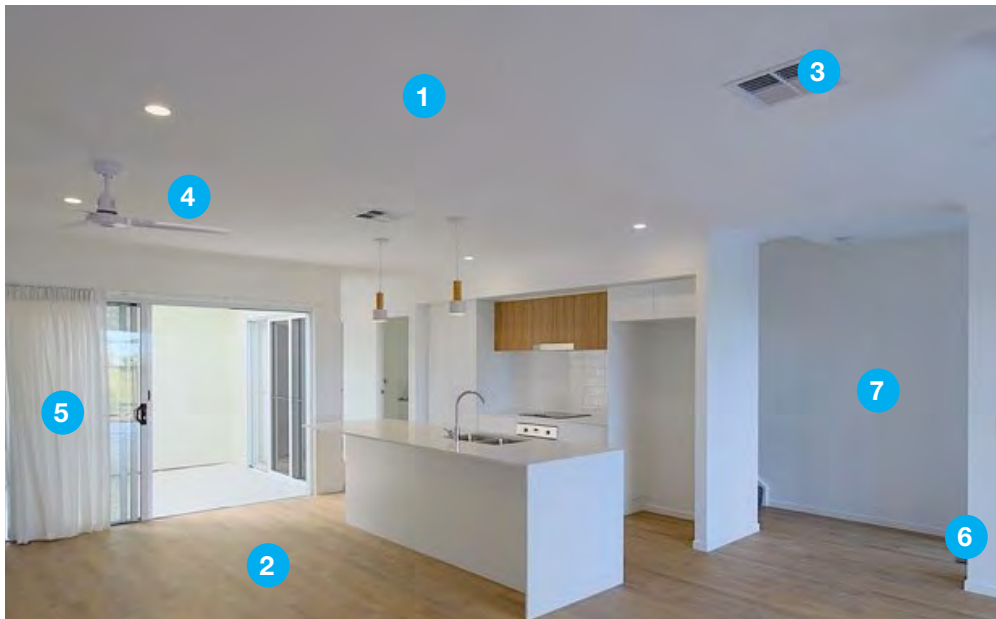
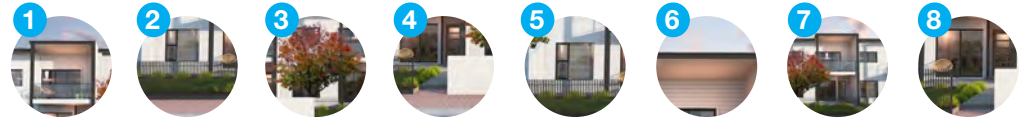
The terraces at Harvest Drive offer ample space, featuring four large bedrooms, each with built-in wardrobes. The master suite, complete with a private balcony, boasts extensive wardrobes and an ensuite bathroom. The interiors are designed with comfort in mind, including air conditioning, ceiling fans, and premium European stainless-steel appliances.

The outdoor area is perfect for alfresco dining, with a secluded courtyard set in a low-maintenance tropical garden. This area provides a smooth transition from the indoor living space to a double garage, with discreet rear lane access for added convenience.





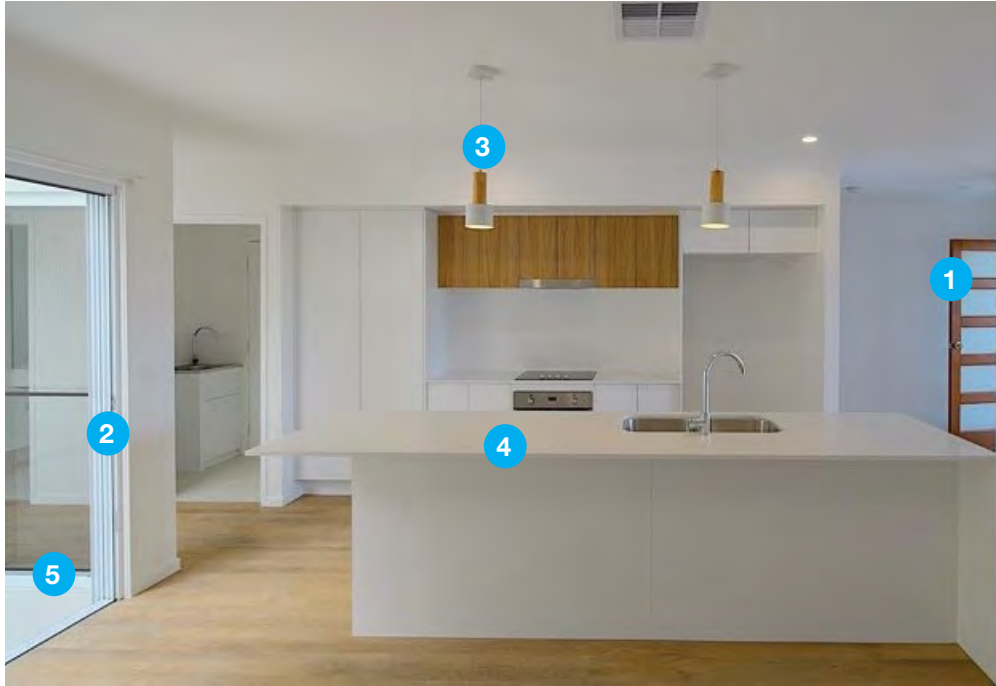
- 1 Contemporary facades which creates a distinctive look for your property
- 2 Front and side fencing creating privacy and screening
- 3 Landscaping with low maintenance native plants which will comply with the design essentials from the land developer
- 4 Letterbox in brick pier
- 5 Insect screens 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



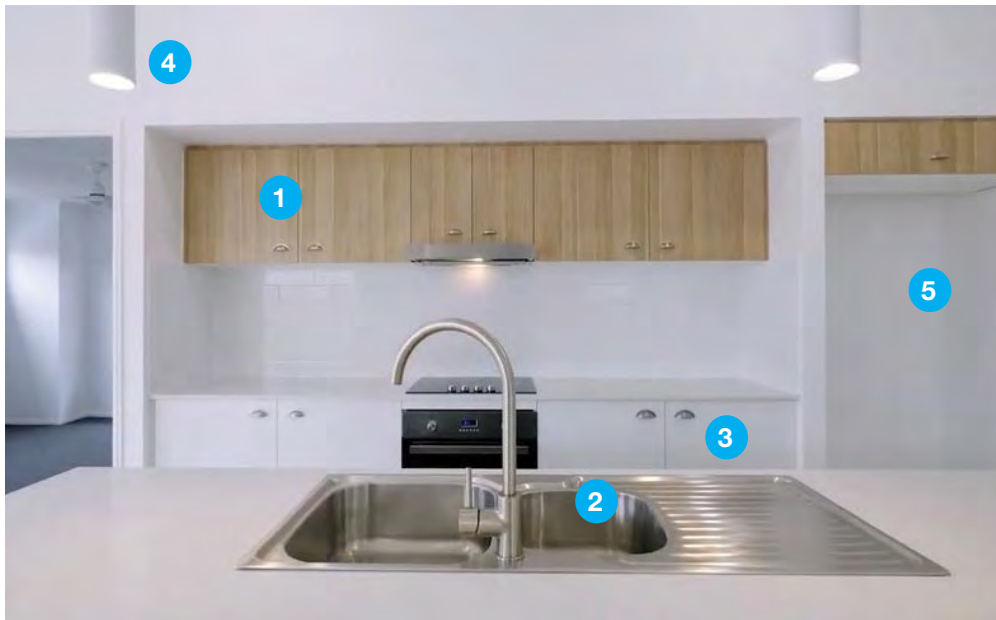
- 1 7 Star thermal performance rating
- 2 Warm wood effect vinyl plank flooring
- 3 5 Zone ducted air conditioning
- 4 Corrosion free ABS fans
- 5 Privacy curtains to glass sliding doors in living areas with black out curtains to bedrooms
- 6 Multiple power points, data points and TV aerial
- 7 3 coat paint Watty paint system





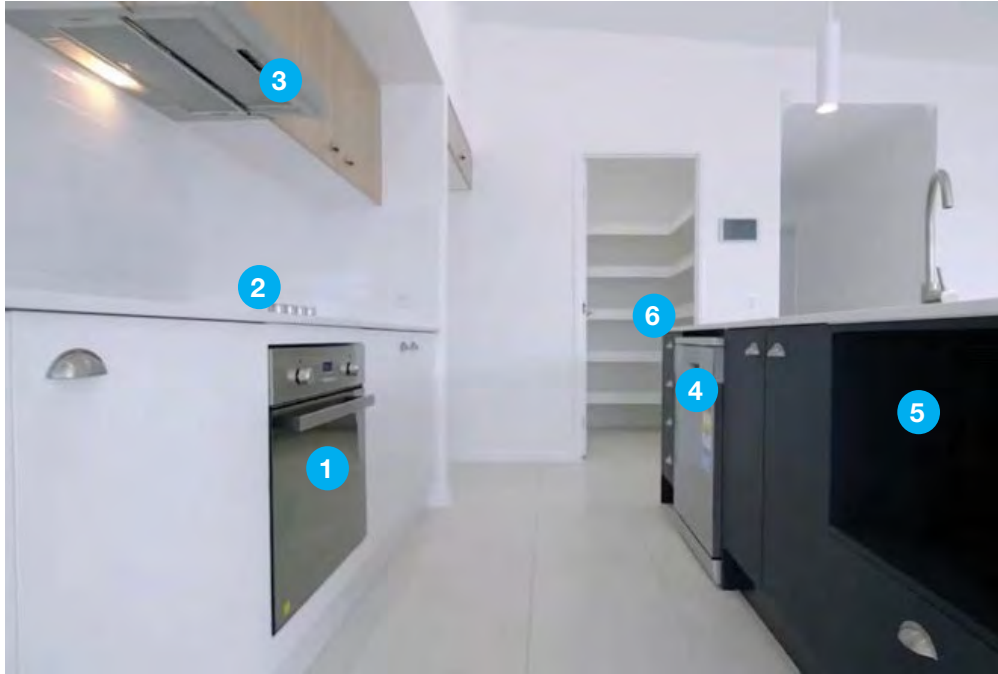


- 1 Contemporary wooden front door with frosted glass insert panels and tri lever dead lock handle
- 2 Sliding glass doors to Alfresco with recessed track
- 3 Pendant lights to kitchen island bench
- 4 900mm kitchen island bench with stone or square set laminate
- 5 Tiled private alfresco courtyard

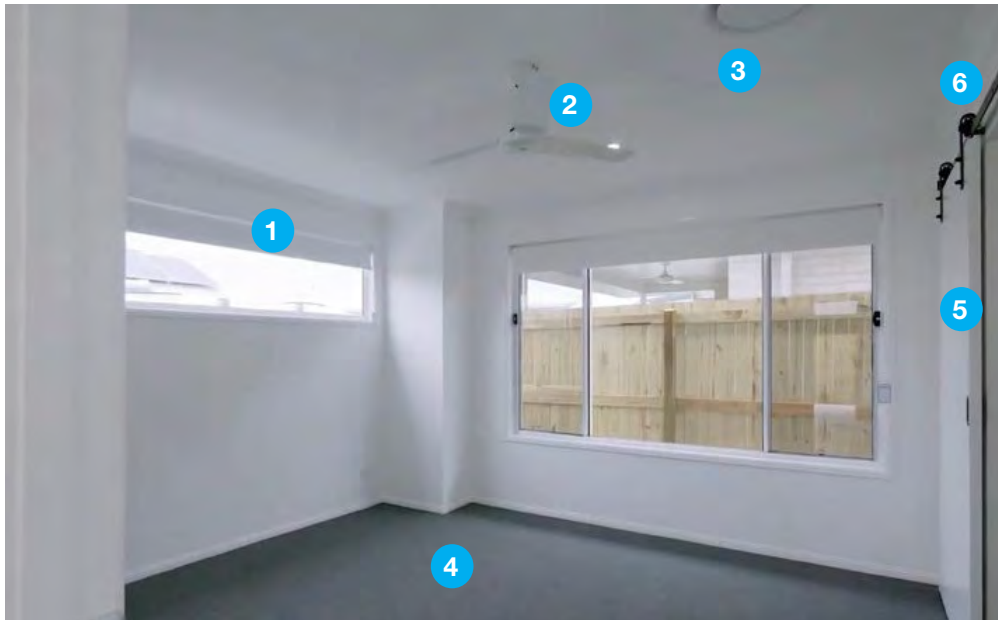
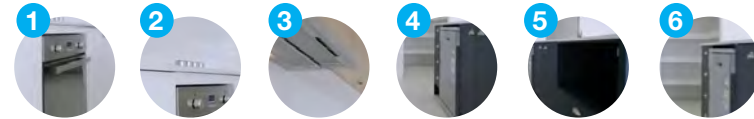


- 1 Wood veneer or similar cupboards on rear wall and above fridge space
- 2 Stainless steel sink with drainer
- 3 Moisture resistant melamine cupboards and doors
- 4 Pendant lights over kitchen island bench
- 5 Wide fridge space with built in water tap





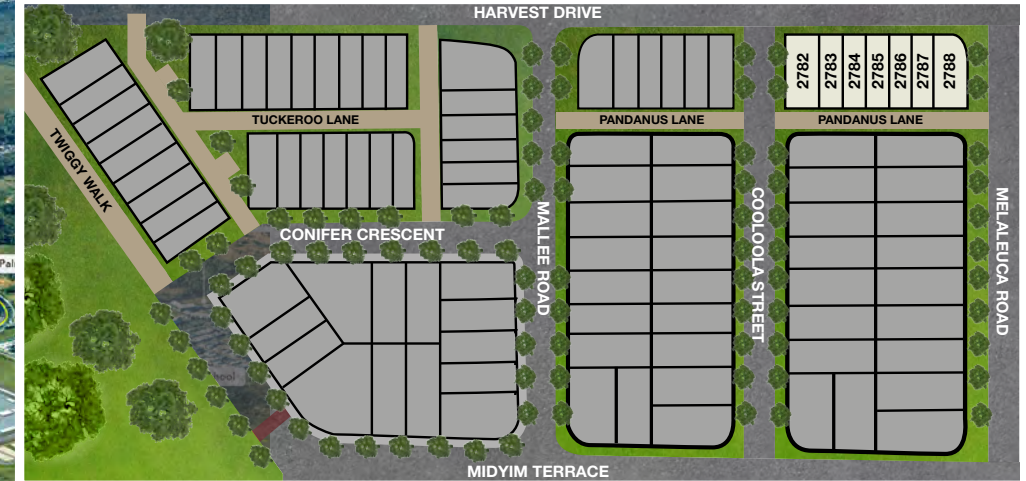
- 1 Haier Black glass 14 function oven with air fryer
- 2 Haier Black glass 4 zone induction cooktop
- 3 Haier stainless steel overhead extractor range hood
- 4 Haier stainless steel 600mm dishwasher
- 5 Microwave space with power point
- 6 Soft close drawers



- 1 Black out roller or venetian blinds to all clear glass windows
- 2 Corrosion free ABS fans
- 3 5 zone ducted air conditioning
- 4 High grade carpets to all bedrooms and robes
- 5 Mirror sliders to all built 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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