

INTRODUCING

# *Calore<sup>at</sup> Harmony*



— DWYER —  
QUALITY HOMES

DESIGNER PARKFRONT TERRACES WITH PANORAMIC VIEWS  
AT HARMONY ON THE SUNSHINE COAST







## DISCOVER A SANCTUARY BETWEEN THE MOUNTAINS AND THE SEA WITH CALORE AT HARMONY.

Located in the sought-after Harmony Estate in Palmview, with direct access to landscaped parkland, is a striking new collection of seven four-bedroom terraces.

Built to exacting standards by Dwyer Quality Homes, the terraces are a stylish and contemporary addition to the surrounding architecture, with sleek, modern lines organically incorporated into the growing development.

In this desirable location, Calore is both a haven and a hub for those who call it home. Indoor spaces are generous and discrete, designed throughout not only to maximise lifestyle but also to take full advantage of the sweeping views of the lush park on your doorstep.

Uniquely positioned, these parkfront terraces will never be built out and are free of vehicular traffic. Perfect for families, young children can safely access the park without crossing a road and will love the green recreational space, while adults will enjoy the unimpeded views of their kids at play from the front upper and lower decks.

From leading Sunshine Coast designer builder Dwyer Quality Homes, Calore is a lifestyle worth seeking



## QUALITY RESIDENCES SITUATED IN A TRANQUIL SUNSHINE COAST LOCATION

Imagine waking up and being greeted by the glorious sight of parkland bathed in morning light. Your first decision? Whether to take a leisurely walk through the park, or sit and enjoy a coffee on your balcony as you look out over the lush green expanse. Whatever you choose, Calore has been designed to maximise lifestyle, drawing on the Sunshine Coast's beautiful natural assets.

## WHAT'S ON OFFER WITH CALORE

Calore offers a choice of two corner and five linear four-bedroom terraces. Each terrace has a spacious footprint for comfortable open-plan living. It's all about space, light and style. Open balconies overlooking the park bring the outdoors in, with views constantly changing as the sunlight dances around the neighbouring parks and greenery. Open living areas add to your entertaining space, whether it's a cup of tea in the morning or a champagne at sunset.



End Terrace



Middle Terrace

## FEATURES

- 4 bedrooms including master suite
- First-floor family/TV room
- Open-plan kitchen, dining, living
- 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-metre ceilings
- Private courtyard
- Separate laundry



## THREE YEARS' RENT, GUARANTEED

Dwyer Property Investments offers investors a free 3-Year Rental Guarantee, secured by 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 any loss of rental income.



- **How much do I get?** The current market rate for that property is paid monthly from the day the house build completes or settles, for a full three-year period.
- **What does it cost?** There are no fees associated with the rental guarantee. A flat 9% 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?** The 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?** Investors can appoint an agency to manage the property, deal directly with the tenants or allow Dwyer to continue the tenancy for an industry-standard management fee.

## DWYER QUALITY HOMES

With a long history of award-winning residential builds on the Sunshine Coast, Dwyer Quality Homes has already completed two boutique seven-terrace projects in the Harmony estate – 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 —  
QUALITY HOMES

## 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.

**P: 1800 088 437**

**E: [jason@dwyerpropertyinvestments.com.au](mailto:jason@dwyerpropertyinvestments.com.au)**

