



ST CLAIR

L A K E K A W A N A

'St Clair' will emerge as a development that embraces the true essence of lakeside living.

ST CLAIR
LAKE KAWANA



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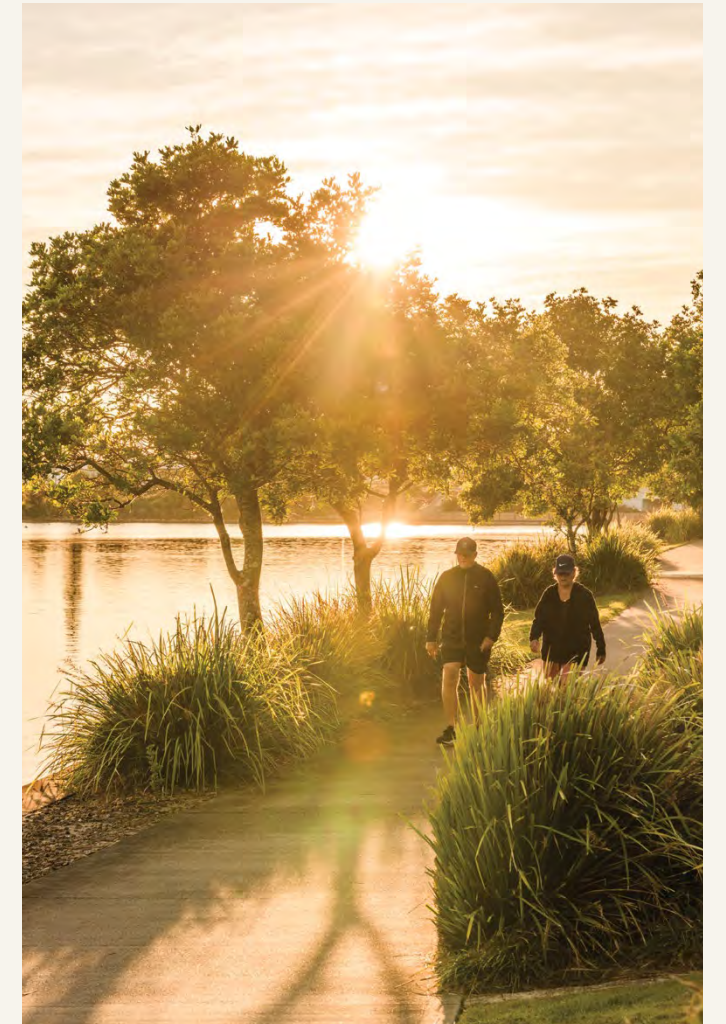
Combining the ultimate in residential apartment living with an exquisite coastal lifestyle opportunity - this luxurious waterfront development showcases a rare commitment to detail in design and contemporary architecture ... introducing 'St Clair'.

PROJECT

Positioned along the water's edge of Lake Kawana, with stunning surf beaches just up the road, these unique residences set a new standard for premium waterfront living in an emerging and highly-sought-after Sunshine Coast location.

From flawless interior finishes to relaxed open plan layouts – these stunning, low maintenance residences have been designed to appeal to owner occupiers, downsizers and investors alike. Residents will enjoy an unrivalled combination of urban connectivity, ease of access to the best amenities that the Sunshine Coast has to offer and laid-back coastal living right on the water's edge.





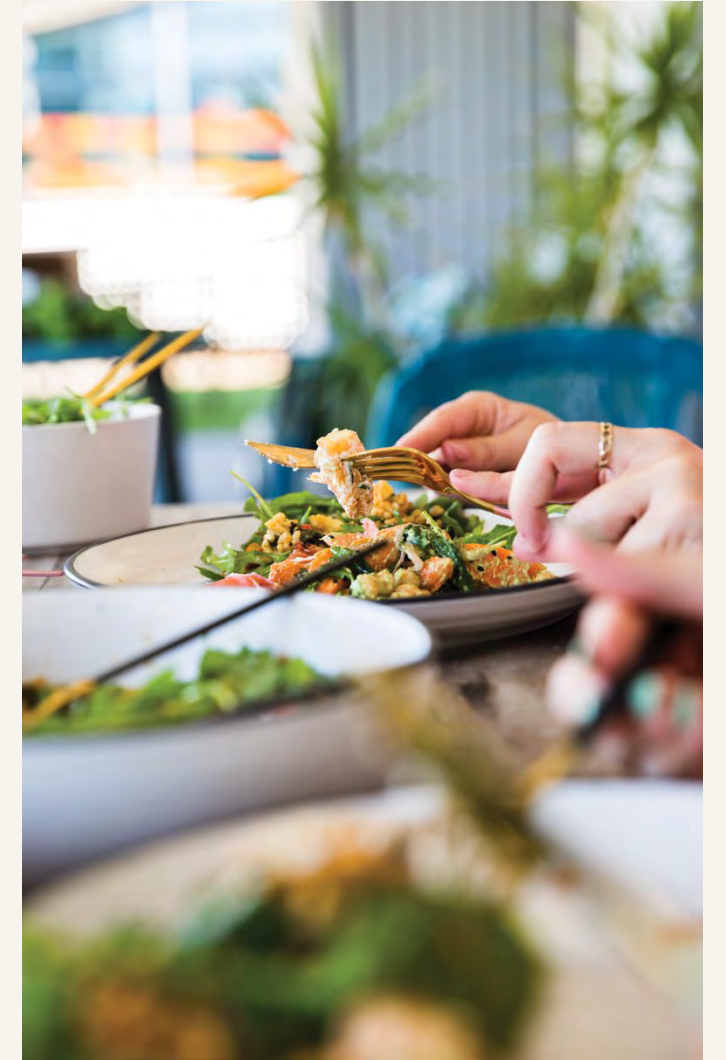
LOCATION

Absolute waterfront
living on Lake Kawana.

At the heart of what is becoming one of the largest sustainable growth areas on the Sunshine Coast, 'St Clair' embraces the true essence of lakeside living. Nestled on the banks of Lake Kawana, this exquisite development offers a spectacular lakefront position, providing residents with unrivaled access to an array of captivating lakeside activities and natural wonders.

Every turn presents new luxuries to indulge in. Discover the perfect harmony between privacy and accessibility, surrounded by incredible natural beauty. 'St Clair' promises a life filled with endless opportunities to fish, boat, kayak, walk, bike ride, and embrace the awe-inspiring wonders of lakeside living.

Residents will enjoy a plethora of local attractions all within close proximity to their waterfront apartment including local cafés, restaurants, gyms, shopping, as well as parks, bike paths and spectacular surf beaches.



'St Clair' takes centre stage to a world of indulgence, convenience and surrounding natural beauty.



Perfectly crafted.
Seamlessly connected.
Yours to embrace.



Here at 'St Clair', the lifestyle options are endless. Whether you seek relaxation or adventure, there is something for everyone. Start your day with a tranquil stroll along the waterfront promenade, breathing in the fresh coastal air and reveling in the peaceful ambiance, or enjoy a leisurely bike ride along the scenic trails of Lake Kawana and beyond.

With beautiful boardwalks and picturesque walking paths, daily life on Lake Kawana runs at the perfect pace.



Close to home, Bokarina plays host to an energetic new hub with a thriving culinary scene and bustling esplanade.



Residents are only a short drive or cycle to the patrolled surf of Bokarina Beach, restaurants, cafes and boutique stores, whilst Over the road 'The Bok Beach Corner' is planned to deliver healthy, modern convenience with an Organic Grocer and Delicatessen, Cafe, restaurants and much more to explore.

Planned to perfection.
Awarded for excellence.



'St Clair' is perfectly positioned at the doorstep of the unique Oceanside Health Hub and greenfield medical precinct – awarded Australia's Best Master Planned Development at the 2020 UDIA Queensland Awards for Excellence. Just a short walk to the Sunshine Coast University Hospital, Ramsay Health Private Hospital and the new Town Centre – ensures long-term demand for premium rental accommodation while supporting strong capital growth within the area.





The thriving hub for cutting-edge healthcare on the Sunshine Coast.

Birtinya is the hub for cutting-edge healthcare and medical research on the Sunshine Coast. At its centre lies the Kawana Health Campus incorporating the Sunshine Coast University Hospital and Ramsay Health Private Hospital, both of which are state-of-the-art facilities that offer advanced healthcare services to the region.



The growth of the Birtinya medical precinct has had a profound impact on the local economy, with the healthcare sector now the largest employer on the Sunshine Coast.

Thanks to continued investment in the region, the precinct has been able to bring advanced healthcare services closer to the Sunshine Coast community, eliminating the need for residents to travel long distances for specialised treatments. With ongoing plans for expansion and development, Birtinya is poised to become a regional leader in healthcare, fostering a culture of health and wellness and promoting community well-being on the Sunshine Coast.

Lake Kawana Masterplan

Healthcare / Medical

- 1 Sunshine Coast Health Precinct
- 2 Sunshine Coast University Hospital
- 3 Sunshine Coast Health Institute
- 4 Sunshine Coast Private Hospital
- 5 Vitality Village
- 6 Levande Shine Birtinya
- 7 Kawana Waters Care Community
- 8 Kawana Private Hospital

Shopping

- 9 Stockland Birtinya Shopping Centre
- 10 Home Central Kawana
- 11 Kawana Farmers Markets

Dining

- 12 Restaurants, Cafes, Quick Eats
- 13 Bokarina Beach Dining Precinct
- 14 Kawana Bowls Club

Education / Professional

- 15 Childcare
- 16 Kawana Waters State College
- 17 Commercial Offices

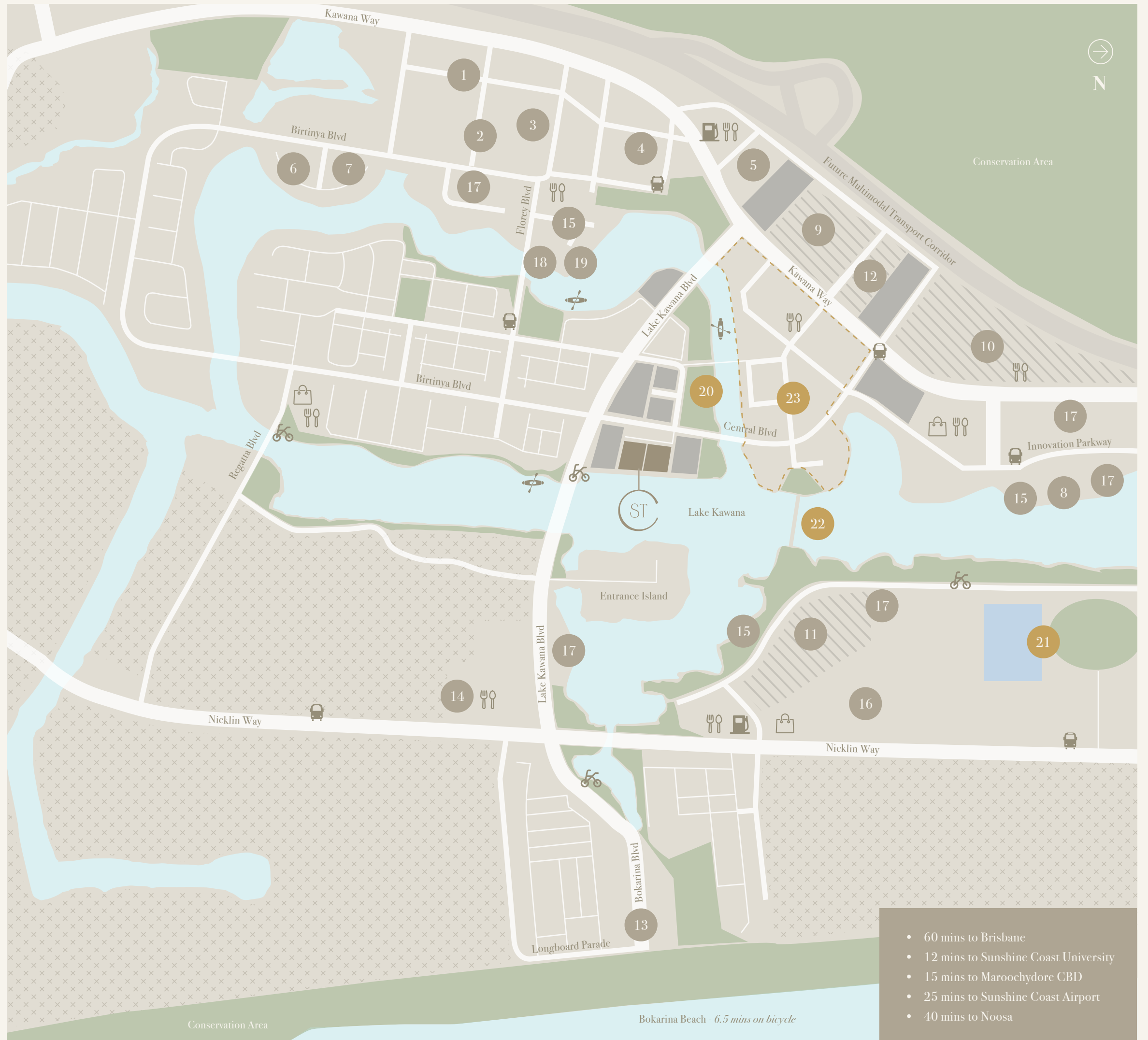
Accommodation

- 18 Mecure Hotel
- 19 Best Western Hotel

Future Planning & Infrastructure

- 20 Future Parklands
- 21 Aquatic Centre & Stadium - *Olympic funding secured*
- 22 Future Bridge from Town Centre
- 23 Future Town Centre

- St Clair, Lake Kawana
- Surrounding Development Sites
- Waterways & Beach
- Parklands
- Existing Residential areas
- Retail Shopping Precincts



- 60 mins to Brisbane
- 12 mins to Sunshine Coast University
- 15 mins to Maroochydoore CBD
- 25 mins to Sunshine Coast Airport
- 40 mins to Noosa

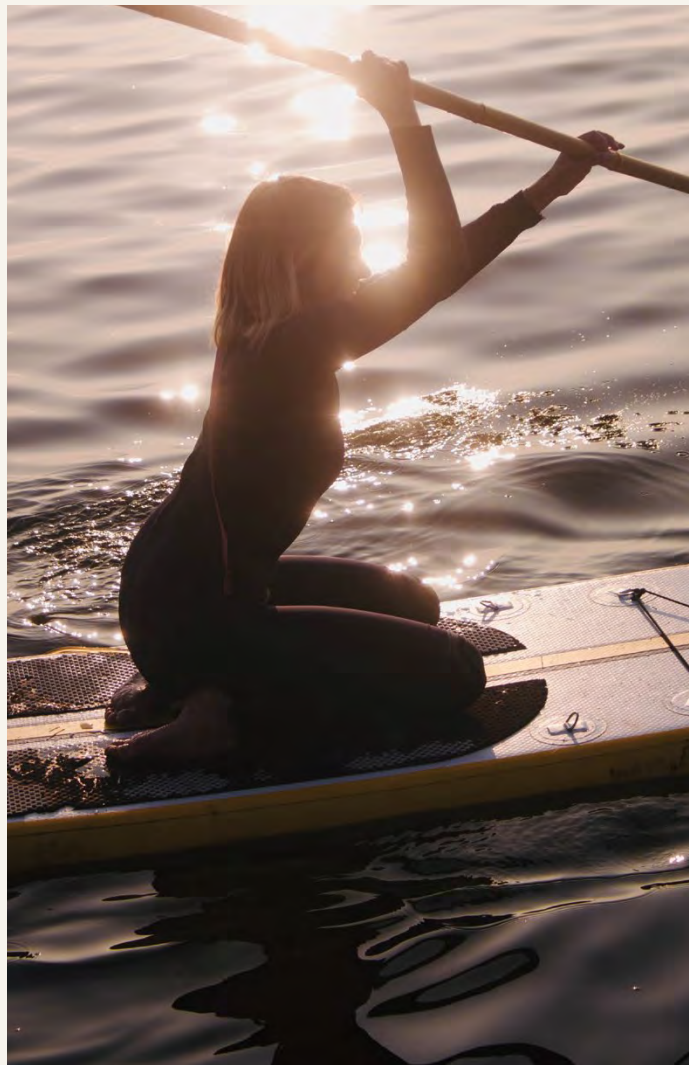
Bokarina Beach - 6.5 mins on bicycle



LIFESTYLE

'St Clair' invites you to embark on a journey of elevated living, where pristine natural beauty harmonises with an abundance of choices and local delights.

'St Clair' offers more than just a luxurious lifestyle; it opens doors to the wonders of the Sunshine Coast - it's an invitation to become part of the vibrant coastal community.



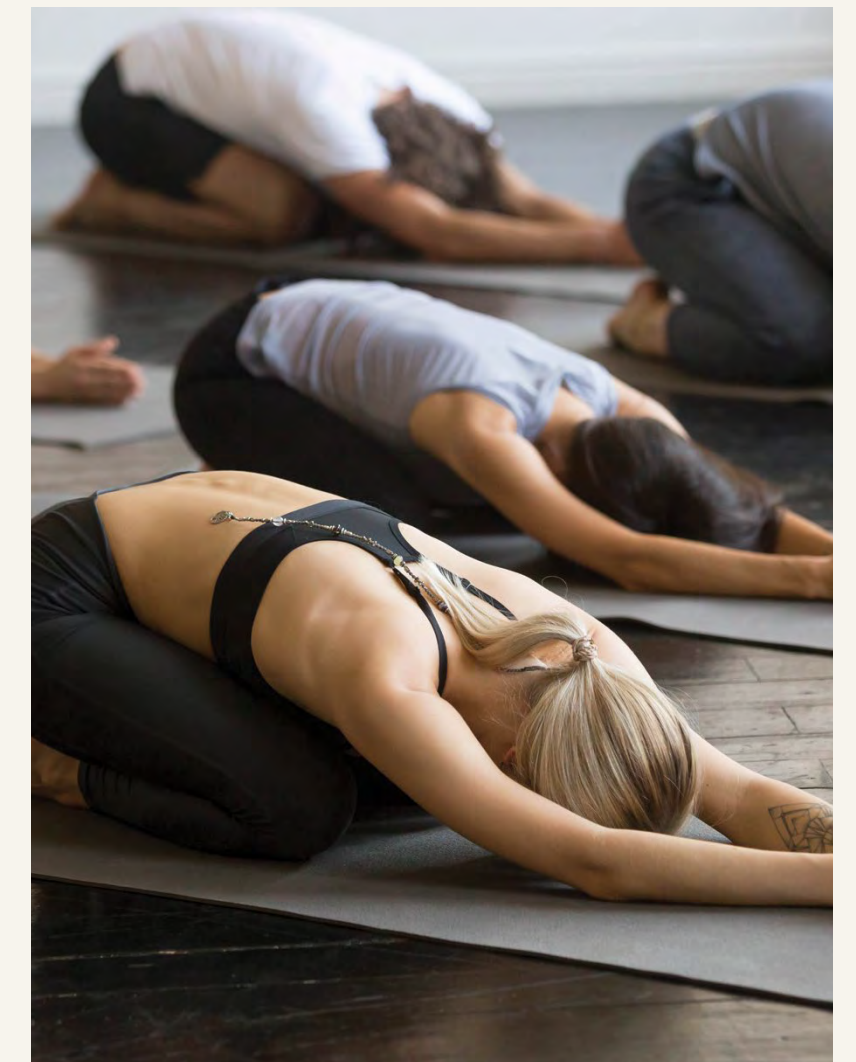
Just a few steps beyond the gates of your private residence lies the breathtaking Lake Kawana, offering absolute waterfront access. Start your day with a tranquil paddleboarding session as the sun rises, immersing yourself in the stunning natural beauty that surrounds you. As the day progresses, take a leisurely stroll along the scenic lakeside trails, enveloped by lush greenery and the gentle breeze, providing a serene backdrop for reflection and relaxation. Alternatively, grab your fishing gear and spend a lazy afternoon casting your line into the depths, hoping to reel in a prized catch.

If you're in the mood for more adventurous activities, the vibrant waters of Lake Kawana are perfect for kayaking or canoeing. Challenge yourself by navigating through the twisting channels and hidden coves, discovering the secrets of the lake's intricate ecosystem. If you prefer the ocean, a quick bike ride will lead you to the nearby patrolled beach in Bokarina, where you can indulge in a refreshing swim or surf. After an action-packed day, unwind with a picnic on the lake's shore, enjoying a sunset spectacle that paints the sky with vibrant hues, leaving you in awe of the breathtaking scenery that Lake Kawana has to offer.

Embrace a vibrant and health-conscious lifestyle just moments away from your brand new apartment.

Indulge in a healthy array of choices right at your doorstep, ensuring convenience and wellness at every turn. Start your mornings at the nearby health cafes, where you can savor nutritious and delicious meals, freshly squeezed juices, and energising smoothies that will fuel your day. For fitness enthusiasts, staying active is a breeze with an abundance of gyms and yoga studios in close proximity.

Whether you prefer a high-intensity workout or a serene yoga session, you'll find the perfect space to cater to your fitness needs. Rejuvenate your body and mind as you engage in invigorating exercises or find inner peace through mindful movements. With such a diverse range of health-focused amenities nearby, your new apartment at 'St Clair' provides the ideal environment to prioritise your well-being and live a balanced lifestyle.





Experience unparalleled convenience with a wide range of shopping options just a stone's throw away from your doorstep.

While 'St Clair' offers an idyllic retreat, it's also perfectly situated to cater to your daily needs. The nearby 'Stockland Shopping Centre' serves as a hub for daily essentials and indulgences. Step inside and explore a myriad of specialty stores, from home-living, tech and entertainment, health and beauty, hobbies and fashion to various culinary delights – it's all here at the one place.

From grocery shopping at Coles and Aldi for your everyday essentials, to treating yourself to a delectable Italian meal at Verona's restaurant, you'll never be short of dining options. Craving a quick and delicious bite – Hello Harry, Bakers Delight and Hikaru Sushi will surely satisfy your taste buds. With such a convenient selection of shops and eateries within reach, Birtinya offers an unrivaled experience of everyday convenience, ensuring that you have everything you need just moments away from home.

Just up the road residents will also find 'Home Central' in Kawana – an absolute delight for shoppers. This popular complex boasts an impressive array of outlets including Bunnings, Kathmandu, BCF, Anaconda, and Pet Store – making it a one-stop destination for all your retail needs. From popular fashion brands like Tk Maxx and GlamaCo, to homewares including Early Settler and Kitchen Connection – makes this convenient retail hub so appealing.



STAIR





Waterfront living that draws the outside in.

With its unsurpassed location and outlook, these luxurious, generous-sized apartments exude style and flair, and offer the astute investor or owner occupier an opportunity of a lifetime to secure a prime waterfront residence in one of the most sought after positions on the Sunshine Coast.

On the outside 'St Clair' presents a stunning architectural facade achieving an optimal balance between form and function, style and liveability.

Add secure lift access, 2 level underground parking and on-site management 'St Clair' delivers a relaxed, safe and secure haven to call home.

Thoughtfully curated by renowned local firm, K Architecture, this exquisite development offers an intoxicating blend of indulgent liveability combined with clever design that responds to all senses and invites both vibrant energy and deep relaxation.

Boasting a variety of 2, 3 and 4 bedroom open plan configurations, these stylish apartments have been cleverly designed for entertaining and relaxed, low maintenance living.

The unique floor plans are designed with an emphasis on modern styling, practical functionality and feature generous living spaces with flawless interior finishes and fittings.

Embrace the allure of 'St Clair' where the captivating open-garden entertainment park beckons you to immerse yourself in a world of luxury, natural beauty and shared experiences.



Residents are welcomed in the most enchanting way. Discover a truly remarkable space that sets 'St Clair' apart – with an expansive open-garden entertainment park, spanning an impressive 1000m² across both towers on the ground level. Step into this captivating oasis, and you'll be greeted by a harmonious blend of lush greenery, pristine pathways, and an inviting 25m lap pool. Designed with social gatherings and community bonding in mind, this lavish entertaining setting features shallow water lounge areas that offer a unique opportunity for residents to relax and socialise while partially immersed in the cooling waters. Whether you're looking to start your day with an energising swim or unwind after a long day, this exquisite space is the perfect place to find solace and rejuvenation.

For those who enjoy culinary delights and outdoor dining experiences, the communal BBQ facilities provide an ideal setting.

As day turns into night, residents can gather around the gas fire pit. The warmth and crackling flames create a cozy atmosphere, perfect for intimate conversations or simply enjoying the beauty of the night sky. The fire pit area becomes the centrepiece where residents can come together, share stories, and create lasting connections.

'St Clair' has been thoughtfully crafted to provide a truly exceptional living experience, with the open-garden entertainment park being a testament to that commitment. It not only offers a range of impressive amenities but also fosters a sense of community, providing opportunities for residents to connect, relax, and create cherished memories together.

Elevate your entertaining endeavors and indulge in the luxury of the private dining room.

Situated on the ground floor and overlooking the expansive open-garden entertainment park, the private dining room is fitted out with modern décor and luxury European appliances, making it a breeze to entertain. It comfortably accommodates groups of up to 16 people fully seated and is available for private bookings.



ARTIST IMPRESSION ONLY

Rise to a whole new level of luxury
with exclusive rooftop access.



ARTIST IMPRESSION ONLY

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The 9th level at 'St Clair' offers residents an extraordinary experience through its exclusive rooftop terrace, designed to provide a truly exhilarating setting. As residents step onto this elevated oasis, they are immediately greeted by breathtaking vistas that unfold before their eyes. The terrace opens up to unobstructed views that stretch across the serene waters of Lake Kawana toward the Pacific Ocean on the eastern side, while providing residents with nature's vibrant colors of a breathtaking sunset out west toward the majestic Sunshine Coast hinterland.

This entire top level has been thoughtfully designed to create an atmosphere of relaxation and indulgence. Comfortable seating areas, stylish loungers, and cozy nooks allow residents to unwind and soak in the surrounding beauty. Whether residents prefer to recline with a book, socialise with friends and neighbours, or simply sit in quiet contemplation, the rooftop terrace is truly a level above.

Locally designed.
Nationally recognised.

ARTIST IMPRESSION ONLY

Architect's Design Statement

The architectural design intent for this project was to create a visually striking and harmonious development that seamlessly integrates with its natural surroundings. The main built form of both towers and ancillary buildings will showcase elegant curves, exuding a sense of grace and sophistication. The extensive use of sandstone and other natural materials throughout the landscape and common facilities will further enhance the connection to the surrounding environment.

Residents and guests will have the privilege of enjoying the most elevated residential vantage point in Birtinya on the rooftop terrace, which offers breathtaking views of Lake Kawana and Bokarina Beach. Additionally, the lift lobbies on every level will provide spectacular easterly views, ensuring that everyone can appreciate the beauty of the surroundings on a daily basis.

Abundant natural light and ventilation will be incorporated into all lift lobbies and common hallway areas, creating a welcoming and refreshing atmosphere. 'St Clair' will boast expansive communal landscaping and pool areas, exceeding the minimum requirements by threefold, making it one of the most generous offerings of communal open space on the Sunshine Coast. Among these amenities, a 25m lap pool and a separate 20m² wading pool will cater to the diverse needs of residents and guests. Lastly, the project will provide convenient walkway access to the Lake foreshore and the public pathway network, encouraging outdoor activities and fostering a strong connection to the surrounding environment.



About the developer.

HABITAT DEVELOPMENT GROUP

Since the establishment of our company in Brisbane in 2005, Habitat Development Group specialises in residential and mixed-use development. We're proud of our reputation for delivering quality properties at affordable prices.

With a geographic focus on the Sunshine Coast, we use strict criteria when determining site selection and only develop properties in growth suburbs, with good proximity to shopping, schools, transport, entertainment and employment. Here at Habitat, we manage all aspects of the development process in-house, including site acquisition, development, construction, sales and ongoing property management.

With separate divisions dedicated to each part of the development cycle, we are able to offer the very best value and service to our customers.

Our commitment to a project goes well beyond completion of the building as we employ a dedicated team of professionals to ensure high quality landscaping, pools and common areas continue to be well maintained, whilst keeping ongoing costs to a minimum for investors and residents alike.



MARKET LANE - COMPLETED 2022



PARKWOODS - COMPLETED 2022



THE CORSO - UNDER CONSTRUCTION



ONE TREE - COMPLETED 2019

About the builder.

HABITAT CONSTRUCTION GROUP

In 2023, Habitat was ranked in the top 5 builders of apartments in the country by the HIA.

Habitat Construction Group is a wholly owned subsidiary of Habitat Development and acts as the sole and exclusive builder on all Habitat Development projects. The business was established in 2009 and was a strategic decision to ensure that the quality of our finished product is delivered to the highest of standards, without compromise, providing enduring value to our customers.

The construction division is overseen by a highly professional management team with over 80 years combined experience and it is a result of this experience and direct collaboration between development & construction teams that culminates in a stringent attention to design and engineering detail. As an extension to this collaboration, the selection of highly regarded consultants, designers and engineers, combined with a diligent approach to construction management and delivery ensures that every single Habitat building is constructed to the highest of standards, creating buildings that consistently stand the test of time.

As part of our standard process, Habitat Construction conducts regular internal audits in addition to those alongside the Queensland Building and Construction Commission to ensure compliance with these standards. Habitat Construction has never had a defect or workmanship complaint lodged against their license which is a testament to the quality of work completed by the team as there are not too many builders who can make this same claim.



THE FOUNDRY - COMPLETED 2018



FOREST EDGE & BOTANICA - COMPLETED 2020



HIGH STREET - COMPLETED 2018



ST CLAIR

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