



8 Balmy Walk, Palmview



DUAL MASTER SUITES | CONSERVATION FRONTAGE | 248M² OF FLEXIBLE FAMILY LIVING

Spacious Family Living with Rare Conservation Frontage

Perfectly positioned in one of Harmony's most tightly held locations and directly overlooking protected conservation reserve, this near-new residence delivers a rare combination of privacy, space, flexibility and low-maintenance living.

Emma from Blue Moon Property proudly presents 8 Balmy Walk, Palmview — a beautifully crafted home by Dwyer Quality Homes, completed in March 2024 and still benefiting from the peace of mind of the builder's warranty.

Offering an impressive 248m² under roof, this thoughtfully designed split-level terrace home provides significantly more living space than many traditional low-set homes, making it ideal for growing families, multigenerational living, professionals working from home, downsizers seeking extra space, or savvy investors.

From the moment you arrive, the tranquil conservation outlook sets this home apart. With uninterrupted leafy views and no direct rear neighbours, you'll enjoy a sense of privacy and serenity that is becoming increasingly difficult to find.

Designed with flexibility in mind, the home features two master suites positioned across separate levels. Downstairs, a spacious master bedroom complete with walk-in robe and private ensuite creates the

🚗 4 🏠 3 🚗 2 📏 190m²

Price	Contact Agent
Property Type	Residential
Property ID	11937
Land Area	190 m ²
Floor Area	248 m ²

INSPECTION TIMES

Fri 12 Jun, 9:30 AM - 10:00 AM

Sat 13 Jun, 9:00 AM - 9:30 AM

AGENT DETAILS

Emma Miles - 0424517064

OFFICE DETAILS

Sippy Downs
Shop 2B/1 Chancellor Village
Boulevard Sippy Downs, QLD,
4556 Australia
07 5445 6500



perfect retreat for guests, teenagers or grandparents. Upstairs, the primary master suite enjoys its own balcony overlooking the conservation reserve, along with an open ensuite, separate toilet and shower.

The upper level also features a generous multipurpose room (MPR), ideal as a second living area, children's retreat, media room or home office. Two additional bedrooms and a third bathroom complete the upstairs accommodation.

At the heart of the home, the light-filled open-plan living and dining area seamlessly connects to the private courtyard and alfresco space, creating the perfect setting for entertaining family and friends or simply relaxing in complete privacy.

Property Features

- Four spacious bedrooms
- Two master suites, each with private ensuite and walk-in robe
- Three modern bathrooms
- Large upstairs multipurpose room (MPR)
- Open-plan living and dining area
- Double lock-up garage
- Approximately 248m² under roof
- Split-level design offering exceptional separation and flexibility
- Single title with no body corporate fees
- No common walls

Quality Inclusions

- Ducted air-conditioning throughout
- Ceiling fans throughout
- Stone benchtops and quality finishes
- Premium appliances including DeLonghi dishwasher
- Contemporary façade with excellent street appeal
- Private tiled alfresco and courtyard
- Fully landscaped gardens
- NBN connected
- Full termite protection system
- Remaining builder's warranty
- 30-year structural warranty

Why You'll Love Living Here

- Direct conservation frontage with peaceful leafy outlook
- No direct rear neighbours
- Quiet, family-friendly street
- Walking distance to parks, playgrounds and pathways
- Moments from Café Harmony
- Access to over 130 hectares of parklands

- Extensive walking and cycling trails throughout the community
- Community garden, recreation spaces and sporting fields
- Free community fitness and yoga classes

Conveniently Located

- Minutes to Palmview State Primary and Secondary Schools
- Close to the University of the Sunshine Coast
- Easy access to shopping, childcare and medical facilities
- Quick connection to the Bruce Highway
- Approximately 13 minutes to Mooloolaba and Caloundra beaches
- Future Harmony Town Centre and Aquatic Centre planned nearby

Harmony continues to be one of the Sunshine Coast's most sought-after master-planned communities, offering an exceptional lifestyle, outstanding convenience and strong long-term growth potential.

This is a rare opportunity to secure a spacious, near-new home in a premium conservation-front position with a flexible floorplan that caters to a wide range of living arrangements.

Contact Emma today to arrange your inspection. Homes of this size, quality and location are highly sought after and rarely become available.

Please note: Some images have been digitally staged to help you envision the property's potential.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.