

theFabric

Timeless Collection

Exclusive Two, Three and Four
Bedroom Townhomes





Introducing our Timeless Collection

Each townhome at The Fabric has been designed by Mirvac's award-winning team to reflect the history of the area, and personality of the local community. Homes at The Fabric prioritise style, comfort and sustainability, with each home achieving a 7-star NatHERS energy rating.

Our Timeless Collection is made up of two, three, and four-bedroom homes, designed for young people, families, and downsizers. Incorporating generous bedrooms and living areas, while not forgetting the practical elements that make life that little bit easier — adequate pantries, linens, broom cupboards, and storage spaces — the Timeless Collection features a rare level of design refinement to match an attractive architectural palette.

Standard within each home in the Timeless Collection is a range of contemporary fittings and fixtures, along with a selection of premium upgrade options, allowing you countless ways to customise your new home.



Step inside your new home

Mirvac have developed a range of homes to suit the lifestyles of all future residents at The Fabric. Our consideration of how you live in your home is reflected in every design decision, including the usability of space, and practicality, durability and aesthetics of materials.

Light and bright

Careful consideration has been given by our award-winning team to the orientation of your home, ensuring the layout optimises the natural light throughout.

Functional and flexible

All homes across each collection allow the flexibility to adapt to your lifestyle needs over time. Each home has been designed to achieve a Livable Housing Australia Silver rating, recognising the adaptability of our homes, and providing for true multigenerational living.



The Brocade Homes

Fittings and fixtures

Stylish without compromising on functionality, high quality fittings are incorporated throughout our homes. We have selected BOSCH appliances, award-winners for their energy efficient designs, Australian made CLARK tapware and ABEY kitchen sinks—providing you with quality household brands you know and trust.

Our 7-star NatHERS energy rating

Timeless homes include double-glazed windows and doors, upgraded wall and roof insulation, window and door seals, as well as roof ventilation, ensuring you and your family can enjoy lower energy bills and increased comfort all year round, while contributing to a more sustainable future.







Artist's impression. Indicative only and subject to change and development approval. Artist's impressions depicting interiors are intended only as a guide and are not to be relied on as a representative of the final product. Furnishings/artwork/light fittings/plants shown are not included. Views depicted in this artist impression are indicative only and should not be relied upon as representative of any final views from any particular townhome. Purchasers should make their own enquiries as to the impact of any proposed surrounding development on any views.

Bringing the outdoors in

From the positioning of your kitchen to the direction of your balcony, your new home has been designed for your lifestyle with attention to the finer details.

Celebrating a seamless transition between the indoors and outdoors, views are maximised wherever possible, with large windows making the most of the morning light.

Courtyards

Tranquil courtyard spaces, designed in collaboration with renowned landscape designer, Eckersley Garden Architecture, offer an entertainment area for your family and friends, an edible garden space for those with a green thumb, or just a place to relax in the sun.

Flexible living

A selection of townhomes feature living and kitchen spaces connecting through to a balcony—perfectly positioned for alfresco dining with views out.

Premium upgrades

Mirvac's expert lighting specialists have formed a series of lighting upgrades to bring your outdoor spaces to life and encourage year-round entertaining. These include feature wall lighting, pathway lighting and uplighting of feature trees.



The Poplin

by mirvac

SEVEN STAR LIVING



Townhome Type
2 2 2

Area	
Ground floor	43m ²
First floor	74m ²
Internal area	117m ²
Balcony	9m ²
Garage	33m ²
External area	42m ²
Total area	160m ²

Legend

B	Broom cupboard
L	Linen
F	Fridge space
P	Pantry
S	Storage
WO	Wall oven
D	Dishwasher
SV	Service cupboard
WM	Laundry appliance space
SL	Skylight
BLY	Balcony
*	Void
**S	Low head height storage
**	Non-trafficable roof
	Exposed aggregate
	Stone paving
	Gravel
	Fencing
	Mixed planting
	Ground cover
	Tree



0 1 2 4m

The Ombre

by mirvac

SEVEN STAR LIVING



Townhouse Type

2 2

Area

Ground floor	51m ²
First floor	77m ²
Internal area	127m ²
Balcony	10m ²
Garage	32m ²
External area	42m ²
Total area	169m ²

Legend

B	Broom cupboard
L	Linen
F	Fridge space
P	Pantry
S	Storage
WO	Wall oven
D	Dishwasher
SV	Service cupboard
WM	Laundry appliance space
SL	Skylight
BLY	Balcony
*	Void
**S	Low head height storage
**	Non-trafficable roof

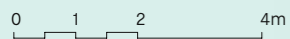
	Exposed aggregate
	Stone paving
	Gravel
	Fencing
	Mixed planting
	Ground cover
	Tree



Ground floor



First floor



The Marle

by mirvac

SEVEN STAR LIVING



Townhouse Type

3 2.5

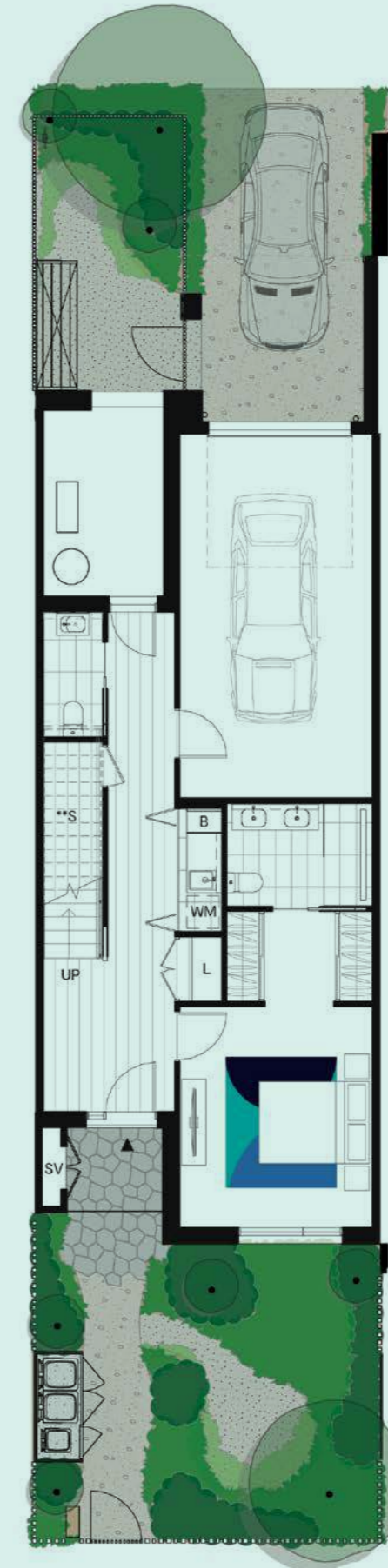
Area

Ground floor	57m ²
First floor	98m ²
Internal area	156m ²
Balcony	11m ²
Garage	28m ²
External area	39m ²
Total area	194m ²

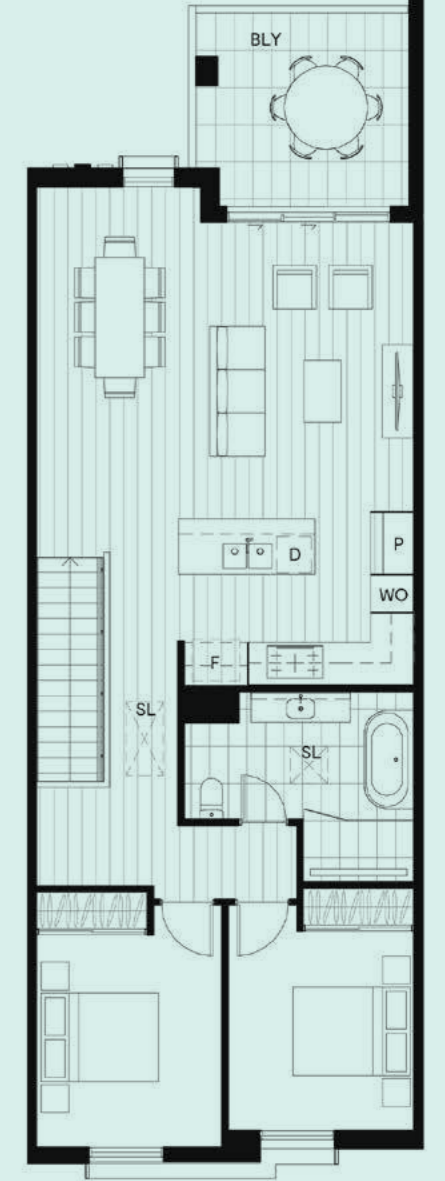
Legend

B	Broom cupboard
L	Linen
F	Fridge space
P	Pantry
S	Storage
WO	Wall oven
D	Dishwasher
SV	Service cupboard
WM	Laundry appliance space
SL	Skylight
BLY	Balcony
*	Void
**S	Low head height storage
**	Non-trafficable roof

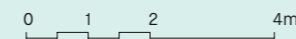
	Exposed aggregate
	Stone paving
	Gravel
	Fencing
	Mixed planting
	Ground cover
	Tree



Ground floor



First floor



The Brocade

by mirvac

SEVEN STAR LIVING



Townhouse Type
3 2.5

Area	
Ground floor	61m ²
First floor	92m ²
Internal area	153m ²
Courtyard	25m ²
Balcony	9m ²
Garage	25m ²
External area	58m ²
Total area	211m ²

- Legend**
- B Broom cupboard
 - L Linen
 - F Fridge space
 - P Pantry
 - S Storage
 - WO Wall oven
 - D Dishwasher
 - SV Service cupboard
 - WM Laundry appliance space
 - SL Skylight
 - BLY Balcony
 - * Void
 - **S Low head height storage
 - ** Non-trafficable roof

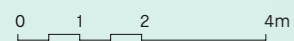
- Exposed aggregate
- Stone paving
- Gravel
- Fencing
- Mixed planting
- Ground cover
- Tree



Ground floor



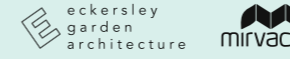
First floor



The Paisley

by mirvac

SEVEN STAR LIVING



Townhouse Type
3 2.5

Area	
Ground floor	59m ²
First floor	96m ²
Internal area	155m ²
Courtyard	26m ²
Balcony	8m ²
Garage	26m ²
External area	60m ²
Total area	215m ²

- Legend**
- B Broom cupboard
 - L Linen
 - F Fridge space
 - P Pantry
 - S Storage
 - WO Wall oven
 - D Dishwasher
 - SV Service cupboard
 - WM Laundry appliance space
 - SL Skylight
 - BLY Balcony
 - * Void
 - **S Low head height storage
 - ** Non-trafficable roof

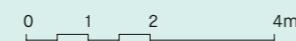
- Exposed aggregate
- Stone paving
- Gravel
- Fencing
- Mixed planting
- Ground cover
- Tree



Ground floor



First floor



The Liberty

by mirvac

SEVEN STAR LIVING



Townhouse Type

3 2.5

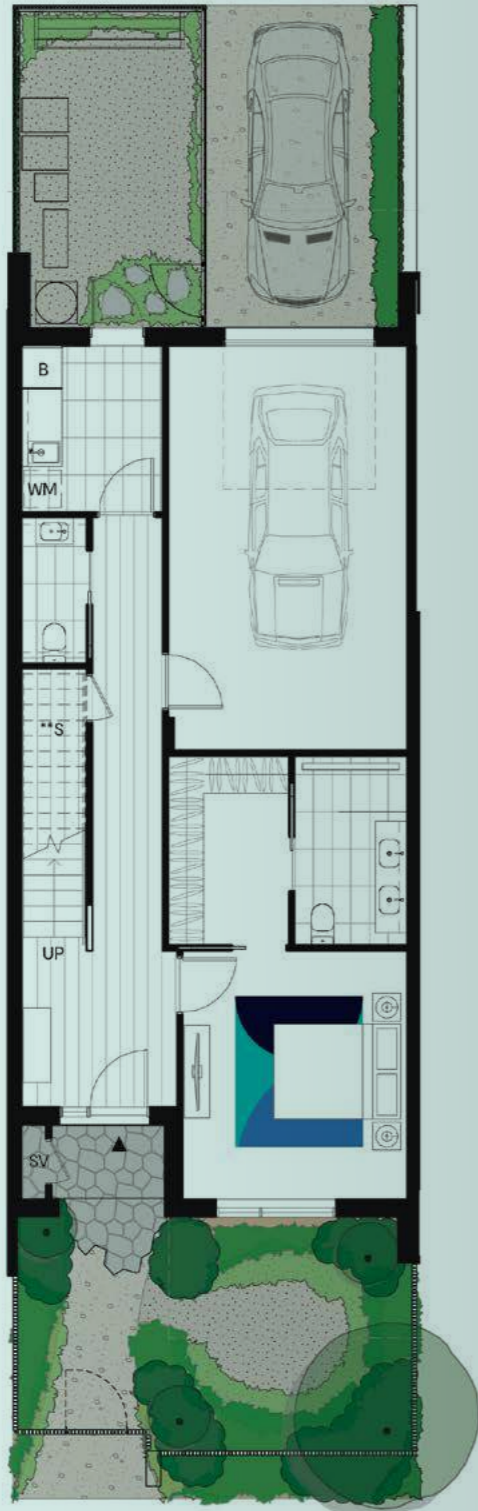
Area

Ground floor	61m ²
First floor	101m ²
Internal area	162m ²
Balcony	10m ²
Garage	28m ²
External area	38m ²
Total area	201m ²

Legend

- B Broom cupboard
- L Linen
- F Fridge space
- P Pantry
- S Storage
- WO Wall oven
- D Dishwasher
- SV Service cupboard
- WM Laundry appliance space
- SL Skylight
- BLY Balcony
- * Void
- **S Low head height storage
- ** Non-trafficable roof

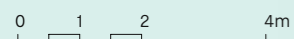
- Exposed aggregate
- Stone paving
- Gravel
- Fencing
- Mixed planting
- Ground cover
- Tree



Ground floor



First floor



The Liberty Corner

by mirvac

SEVEN STAR LIVING



Townhouse Type

3 2.5

Area

Ground floor	59m ²
First floor	102m ²
Internal area	161m ²
Balcony	10m ²
Garage	45m ²
External area	55m ²
Total area	216m ²

Legend

- B Broom cupboard
- L Linen
- F Fridge space
- P Pantry
- S Storage
- WO Wall oven
- D Dishwasher
- SV Service cupboard
- WM Laundry appliance space
- SL Skylight
- BLY Balcony
- * Void
- **S Low head height storage
- ** Non-trafficable roof

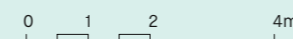
- Exposed aggregate
- Stone paving
- Gravel
- Fencing
- Mixed planting
- Ground cover
- Tree



Ground floor



First floor



The Liberty 3 Level

by mirvac

SEVEN STAR LIVING



Townhouse Type

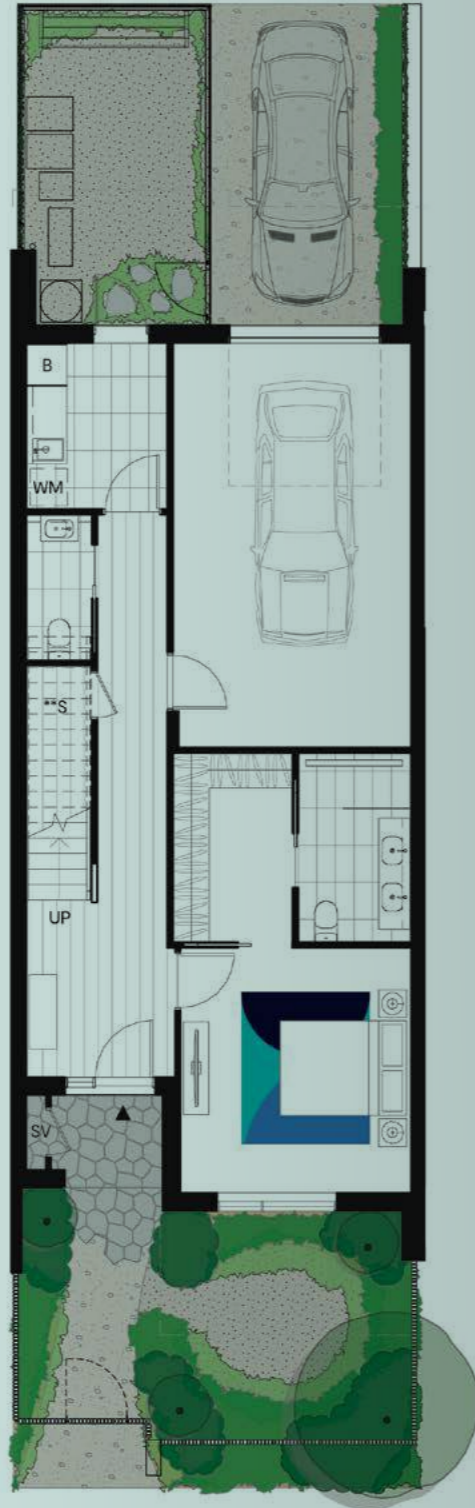
4 2.5

Area

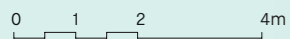
Ground floor	60m ²
First floor	100m ²
Second floor	47m ²
Internal area	207m ²
Balcony 01	14m ²
Balcony 02	10m ²
Garage	28m ²
External area	53m ²
Total area	260m ²

Legend

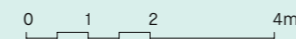
- B Broom cupboard
- L Linen
- F Fridge space
- P Pantry
- S Storage
- WO Wall oven
- D Dishwasher
- SV Service cupboard
- WM Laundry appliance space
- SL Skylight
- BLY Balcony
- * Void
- **S Low head height storage
- ** Non-trafficable roof
- Exposed aggregate
- Stone paving
- Gravel
- Fencing
- Mixed planting
- Ground cover
- Tree



Ground floor



First floor



Second floor

The Brocade Corner

by mirvac

SEVEN STAR LIVING



Townhouse Type
3 2.5

Area	
Ground floor	70m ²
First floor	98m ²
Internal area	168m ²
Courtyard	33m ²
Balcony	9m ²
Garage	25m ²
External area	67m ²
Total area	235m ²

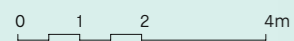
- Legend**
- B Broom cupboard
 - L Linen
 - F Fridge space
 - P Pantry
 - S Storage
 - WO Wall oven
 - D Dishwasher
 - SV Service cupboard
 - WM Laundry appliance space
 - SL Skylight
 - BLY Balcony
 - * Void
 - **S Low head height storage
 - ** Non-trafficable roof
 - Exposed aggregate
 - Stone paving
 - Gravel
 - Fencing
 - Mixed planting
 - Ground cover
 - Tree



Ground floor



First floor



The Velvet

by mirvac

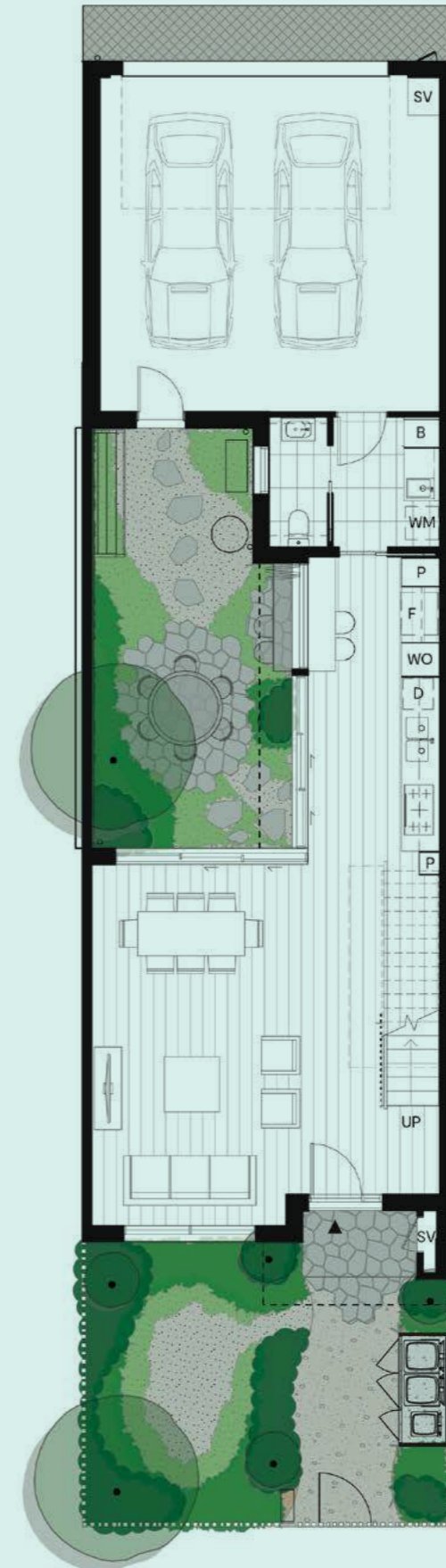
SEVEN STAR LIVING



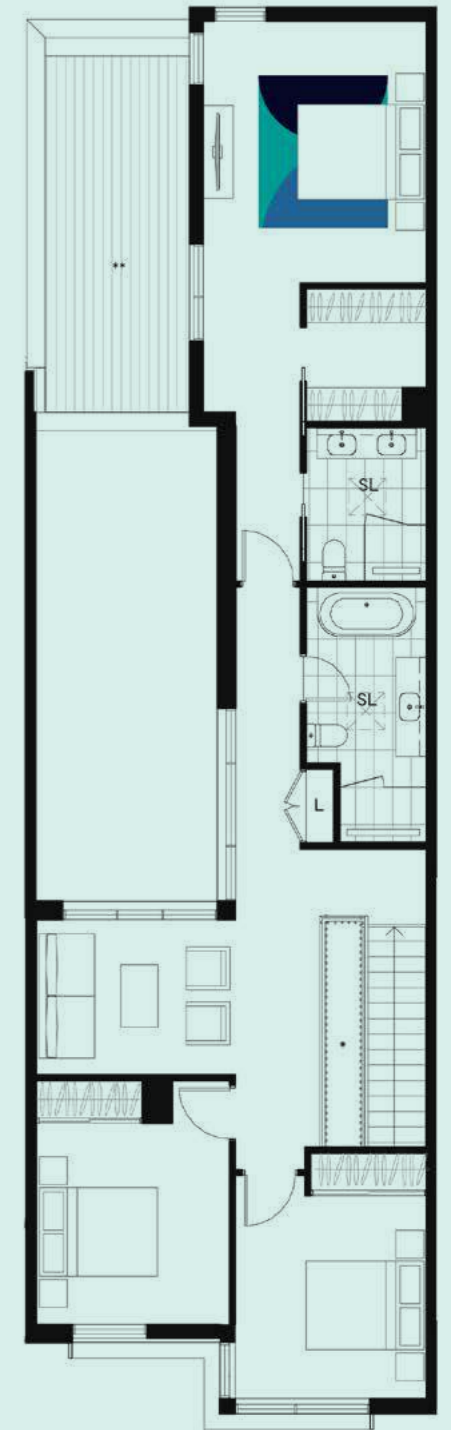
Townhouse Type
3 2.5

Area	
Ground floor	69m ²
First floor	99m ²
Internal area	169m ²
Courtyard	26m ²
Garage	43m ²
External area	69m ²
Total area	238m ²

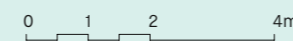
- Legend**
- B Broom cupboard
 - L Linen
 - F Fridge space
 - P Pantry
 - S Storage
 - WO Wall oven
 - D Dishwasher
 - SV Service cupboard
 - WM Laundry appliance space
 - SL Skylight
 - BLY Balcony
 - * Void
 - **S Low head height storage
 - ** Non-trafficable roof
 - Exposed aggregate
 - Stone paving
 - Gravel
 - Fencing
 - Mixed planting
 - Ground cover
 - Tree



Ground floor



First floor



The Argyle

by mirvac

SEVEN STAR LIVING

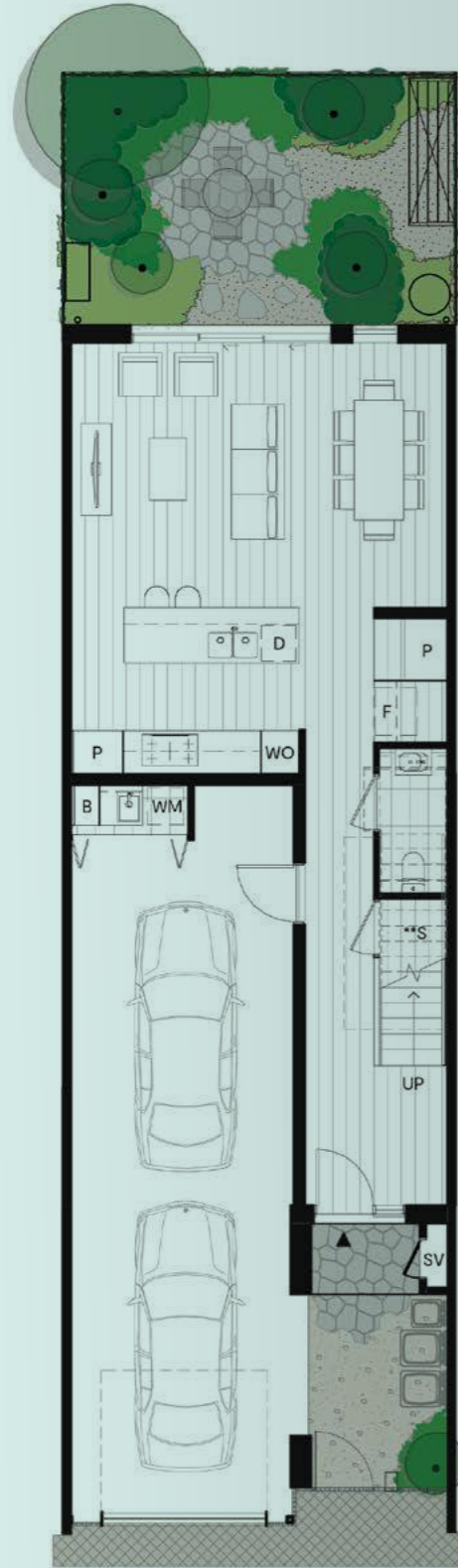


Townhouse Type
3 2.5

Area	
Ground floor	65m ²
First floor	105m ²
Internal area	170m ²
Courtyard	26m ²
Garage	48m ²
External area	74m ²
Total area	244m ²

Legend	
B	Broom cupboard
L	Linen
F	Fridge space
P	Pantry
S	Storage
WO	Wall oven
D	Dishwasher
SV	Service cupboard
WM	Laundry appliance space
SL	Skylight
BLY	Balcony
*	Void
**S	Low head height storage
**	Non-trafficable roof

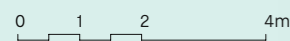
	Exposed aggregate
	Stone paving
	Gravel
	Fencing
	Mixed planting
	Ground cover
	Tree



Ground floor



First floor



The Argyle Corner

by mirvac

SEVEN STAR LIVING



Townhome Type
3 2.5

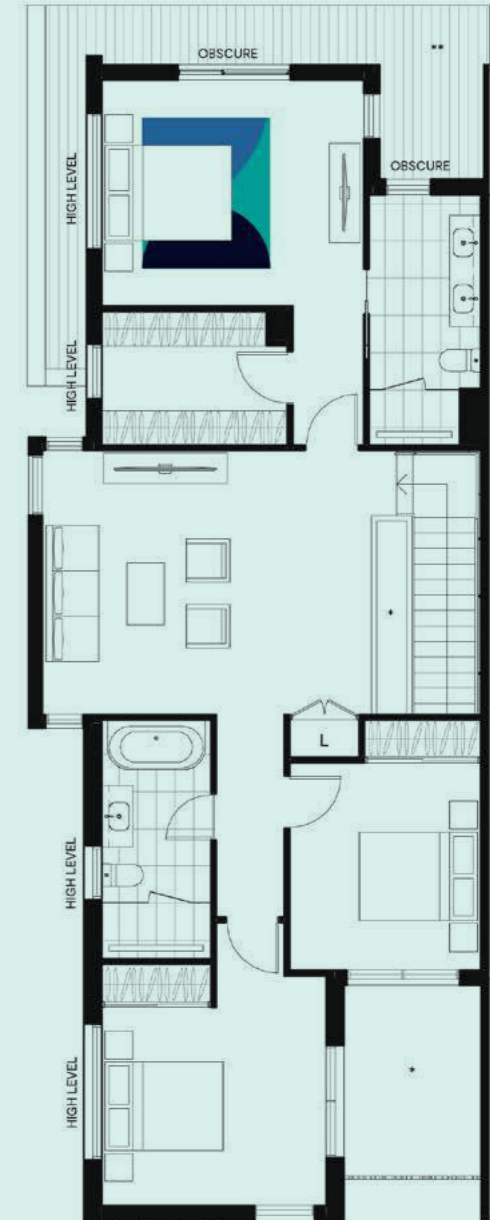
Area	
Ground floor	71m ²
First floor	109m ²
Internal area	180m ²
Courtyard	35m ²
Garage	49m ²
External area	84m ²
Total area	265m ²

Legend	
B	Broom cupboard
L	Linen
F	Fridge space
P	Pantry
S	Storage
WO	Wall oven
D	Dishwasher
SV	Service cupboard
WM	Laundry appliance space
SL	Skylight
BLY	Balcony
*	Void
**S	Low head height storage
**	Non-trafficable roof

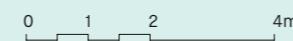
	Exposed aggregate
	Stone paving
	Gravel
	Fencing
	Mixed planting
	Ground cover
	Tree



Ground floor



First floor



The Sateen

by mirvac

SEVEN STAR LIVING



Townhouse Type

4 2.5

Area

Ground floor 78m²

First floor 114m²

Internal area 192m²

Courtyard 25m²

Garage 31m²

External area 56m²

Total area 249m²

Legend

- B Broom cupboard
- L Linen
- F Fridge space
- P Pantry
- S Storage
- WO Wall oven
- D Dishwasher
- SV Service cupboard
- WM Laundry appliance space
- SL Skylight
- BLY Balcony
- * Void
- **S Low head height storage
- ** Non-trafficable roof

- Exposed aggregate
- Stone paving
- Gravel
- Fencing
- Mixed planting
- Ground cover
- Tree



Ground floor

0 1 2 4m

The Sateen Corner

by mirvac

SEVEN STAR LIVING



Townhouse Type

4 2.5

Area

Ground floor 85m²

First floor 113m²

Internal area 199m²

Courtyard 32m²

Balcony 13m²

Garage 43m²

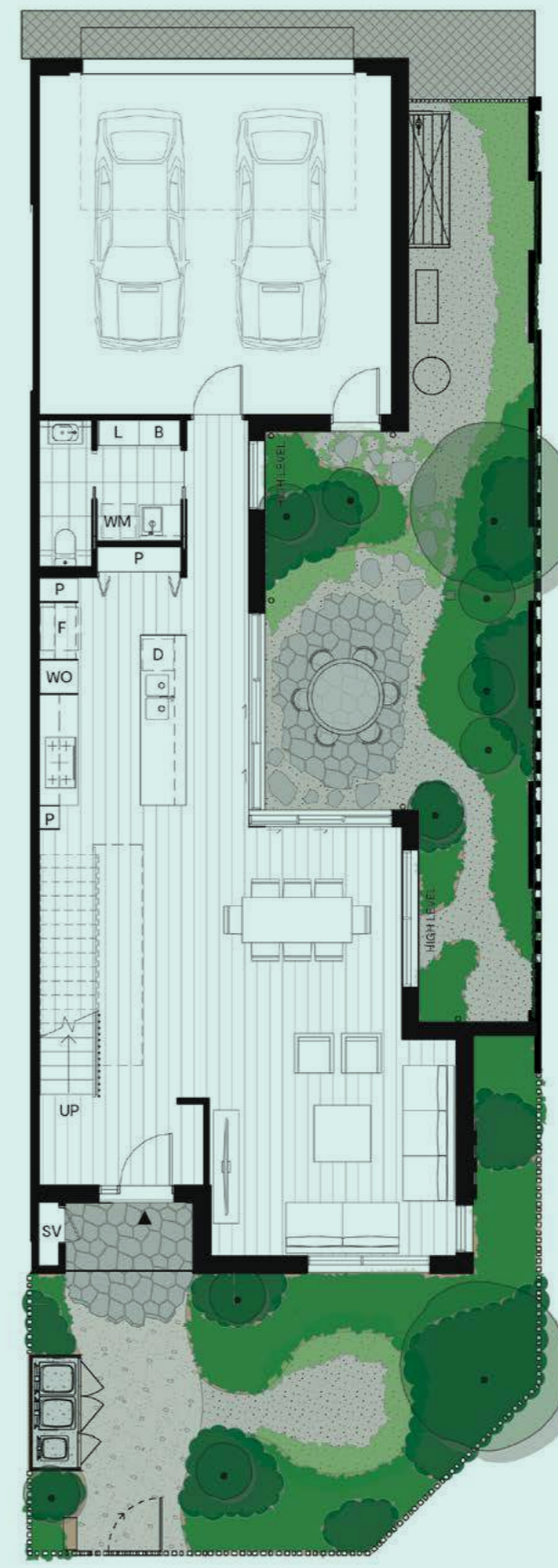
External area 88m²

Total area 287m²

Legend

- B Broom cupboard
- L Linen
- F Fridge space
- P Pantry
- S Storage
- WO Wall oven
- D Dishwasher
- SV Service cupboard
- WM Laundry appliance space
- SL Skylight
- BLY Balcony
- * Void
- **S Low head height storage
- ** Non-trafficable roof

- Exposed aggregate
- Stone paving
- Gravel
- Fencing
- Mixed planting
- Ground cover
- Tree



Ground floor

0 1 2 4m

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The floor plans in this brochure were produced prior to construction and while the information contained herein is believed to be correct it is not guaranteed. Changes will undoubtedly be made in accordance with the contract for sale. The plan does not show additional features such as hot water systems, services or Bulkheads necessary for services. Dimensions, areas and scale of floor plans are approximate only. Areas calculated in accordance with the Property Council of Australia Method of Measurement. The furniture, landscaping, lighting and furnishings depicted in artist impressions are not included with any sale. Purchasers must refer to the contract for sale for the list of inclusions. Furnishings should not be taken to indicate the final position of power points, TV connection points and the like. All graphics, including design and extent of tile/paver/carpet areas, landscaping, balustrades, fencing, privacy screens, and services equipment are for illustrative purposes only and are not to be relied on as a representative of the final product. Plans do not show additional features within each lot such as letterboxes and side and rear retaining walls. All level changes in the courtyards may not have been shown. Photographs, diagrams and artists' impressions depicting interiors, exteriors and indicative views are a guide only. The information provided in this brochure, including those images, is believed to be correct at the time of printing but will change as the development and planning approvals proceed. Changes will also be made during the development of the project and specifications, details and fittings may be changed without notice. Purchasers must rely on their own continuing enquiries. To the extent permitted by law, this brochure is not an offer or a contract. Mirvac expressly excludes any and all liability relating to, or resulting from, the use of or reliance on, any information contained in this brochure by any person. Correct as at April 2020.

