

theFabric

Heirloom Collection

Premium Four Bedroom Townhomes





Introducing our Heirloom 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 Heirloom Collection is made up of our larger four bedroom homes, designed for families looking for more space and adaptability with a number of flexible floorplans on offer.

Featuring added touches of luxury, the Heirloom Collection features contemporary fittings and fixtures, and a level of comfort that you will be proud to call your home. A selection of premium upgrades have been curated to allow you to customise your home further.



Step inside your new home

The Heirloom Collection homes feature premium four and five bedroom floorplan options, which are designed for families looking for more space. With flexible living spaces, our Heirloom homes are perfect for entertaining and have been designed to celebrate a seamless connection between the indoors and outdoors.

Heirloom homes feature spacious bedrooms, all with ample storage. Private ensuite bathroom and walk-in robes are accessible from the master bedroom and guest bedrooms.

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 Paisley 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.

Energy efficient
All homes in the Heirloom Collection achieve a 7-star NatHERS energy rating with high-performance double-glazed windows and doors and upgraded wall and roof insulation provided to improve overall thermal performance. This means a reduced need for heating and cooling, lower energy bills and a more comfortable living environment.





Bringing the outdoors in

Perfect for entertaining, the Heirloom homes offer flexible living spaces celebrating a seamless connection between indoors and outdoors.

Courtyards

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

Landscaped entry

Front gardens have been carefully designed to welcome you home and give additional colour to the streetscapes in The Fabric.

Private oasis

Views of the lush outdoors are maximised wherever possible in the design of our homes, with light streaming in through large windows. Some Heirloom homes even have a courtyard space accessible from the master bedroom, which will truly feel like your own private oasis.

Premium upgrades

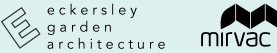
Mirvac's expert lighting specialists have formed a series of lighting upgrades to bring your outdoor spaces to life and encourage year-round entertaining. These include feature wall lighting, pathway lighting and uplighting of feature trees.



The Motif

by mirvac

SEVEN STAR LIVING

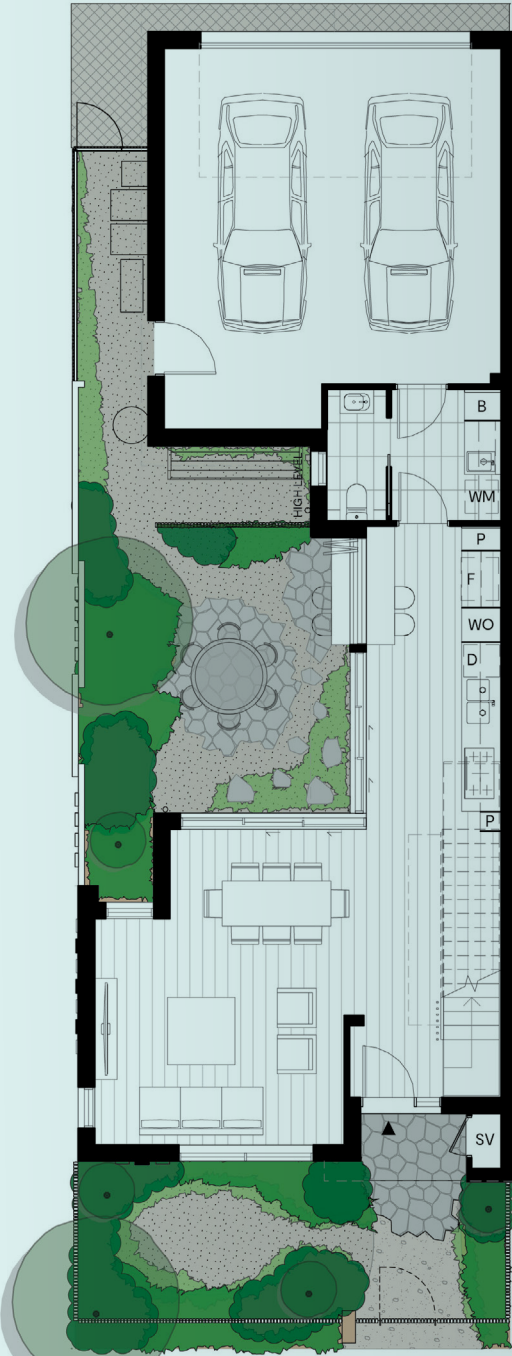


Townhouse Type
4 2.5

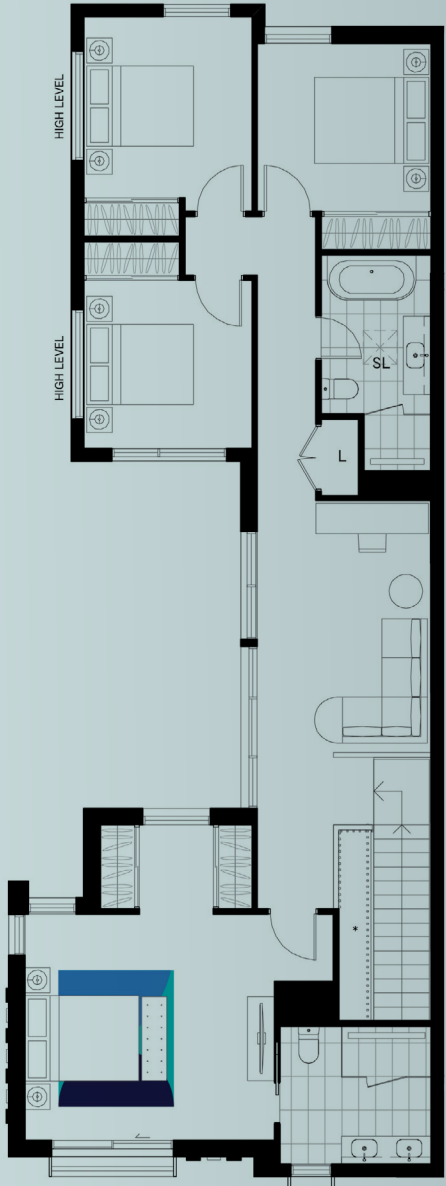
Area	
Ground floor	66m ²
First floor	115m ²
Internal area	182m ²
Courtyard	30m ²
Garage	44m ²
External area	74m ²
Total area	256m ²

- 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

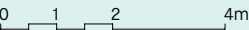
- Exposed aggregate
- Stone paving
- Gravel
- Fencing
- Mixed planting
- Ground cover
- Tree



Ground floor



First floor



The Georgette

by mirvac

SEVEN STAR LIVING



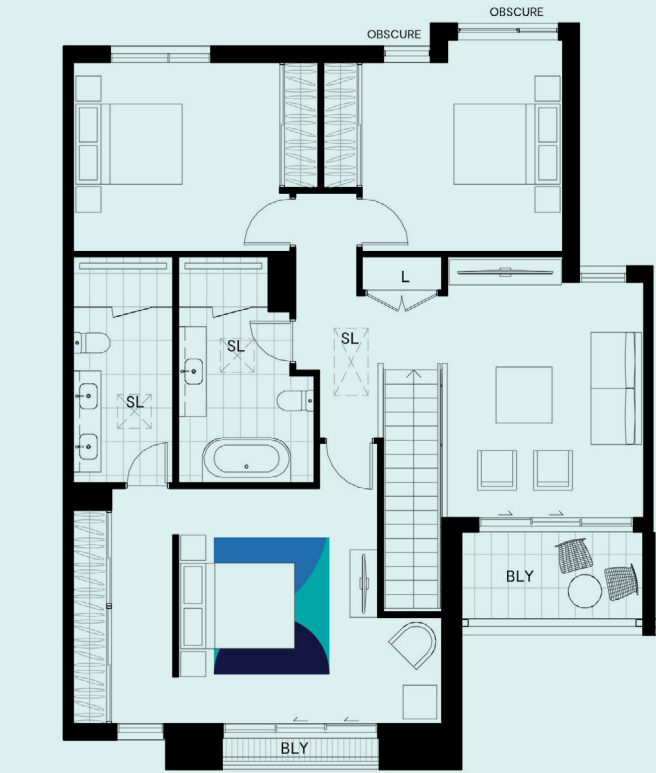
Townhouse Type
4 3.5

Area	
Ground floor	93m ²
First floor	109m ²
Internal area	202m ²
Courtyard	20m ²
Balcony	5m ²
Garage	24m ²
External area	49m ²
Total area	251m ²

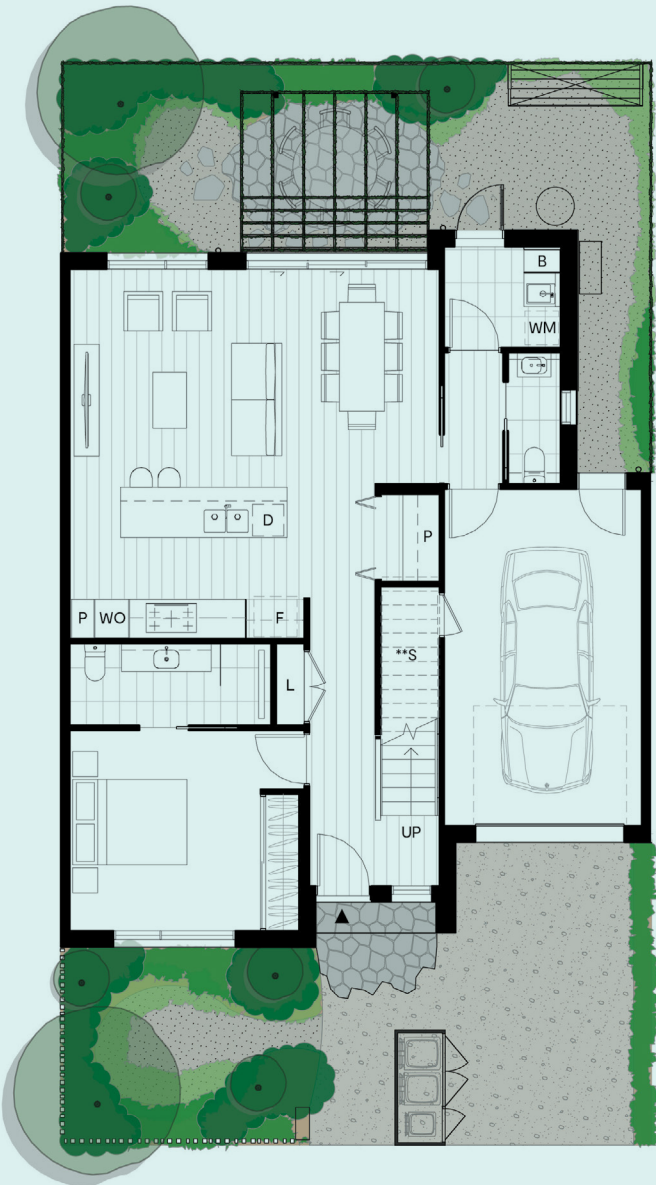
- Legend
- B Broom cupboard
 - L Linen
 - F Fridge space
 - P Pantry
 - S Storage
 - WO Wall oven
 - D Dishwasher
 - SV Service cupboard
 - WM Laundry appliance space
 - SL Skylight
 - BLY Balcony
 - * Void
 - **S Low head height storage
 - ** Non-trafficable roof

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

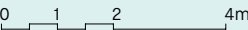
Alternate layout available upon request.



First floor



Ground floor



The Georgette Corner Single

by mirvac

SEVEN STAR LIVING



Townhouse Type
4 3.5

Area	
Ground floor	104m ²
First floor	120m ²
Internal area	224m ²
Courtyard	21m ²
Balcony	5m ²
Garage	24m ²
External area	50m ²
Total area	274m 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

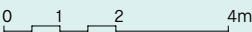
Alternate layout available upon request.



First floor



Ground floor



The Georgette Corner Double

by mirvac

SEVEN STAR LIVING



Townhouse Type
4 3.5

Area	
Ground floor	106m ²
First floor	120m ²
Internal area	227m ²
Courtyard	24m ²
Balcony	6m ²
Garage	38m ²
External area	68m ²
Total area	295m 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

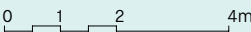
Alternate layout available upon request.



First floor



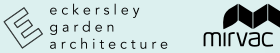
Ground floor



The Oxford

by mirvac

SEVEN STAR LIVING

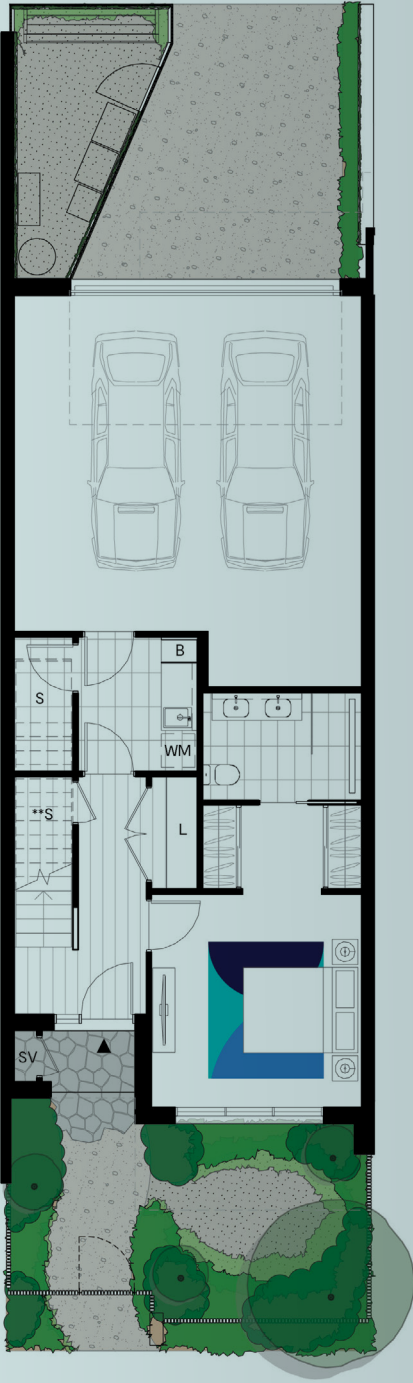


Townhouse Type
4 3.5

Area	
Ground floor	50m ²
First floor	94m ²
Second floor	89m ²
Internal area	233m ²
Balcony 01	13m ²
Balcony 02	10m ²
Garage	45m ²
External area	68m ²
Total area	301m ²

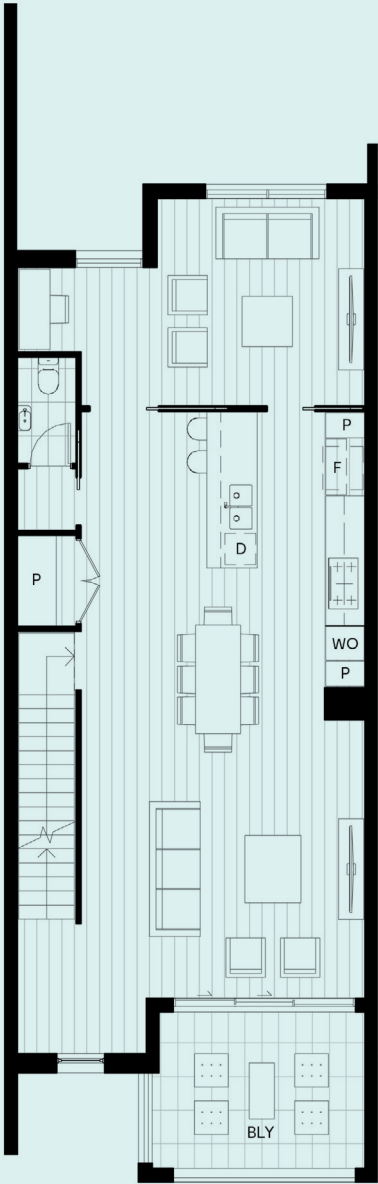
- Legend
- B Broom cupboard
 - L Linen
 - F Fridge space
 - P Pantry
 - S Storage
 - WO Wall oven
 - D Dishwasher
 - SV Service cupboard
 - WM Laundry appliance space
 - SL Skylight
 - BLY Balcony
 - * Void
 - **S Low head height storage
 - ** Non-trafficable roof

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



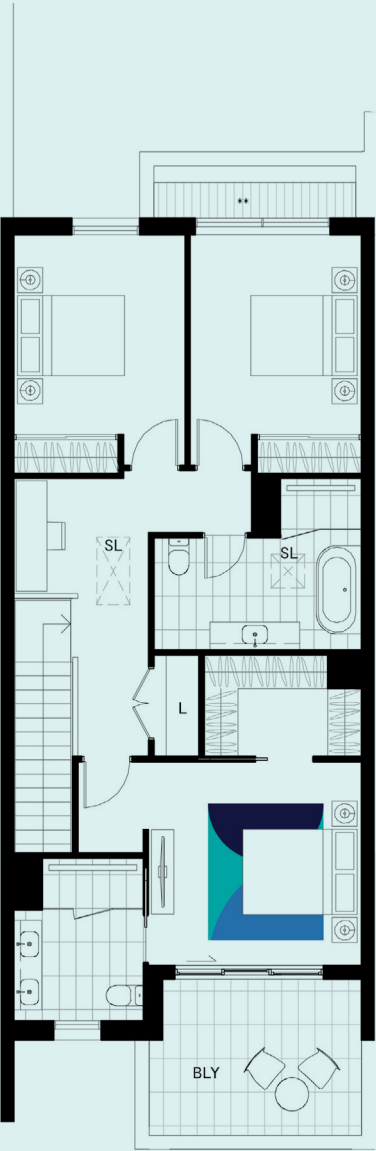
Ground floor

0 1 2 4m



First floor

0 1 2 4m



Second floor



thefabric.mirvac.com

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 October 2019.

