

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.

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.



The Brocade Homes







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



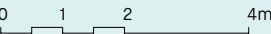
Townhome Type	
2 2	
Area	
Ground floor	43m ²
First floor	74m ²
Internal area	117m ²
Balcony	9m ²
Garage	33m ²
External area	42m ²
Total area	160m ²

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
	Shrub planting
	Mixed planting
	Ground cover
	Tree



First floor

Ground floor



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
- Shrub planting
- Mixed planting
- Ground cover
- Tree



Ground floor



First floor

0 1 2 4m

The Marle

by mirvac

SEVEN STAR LIVING

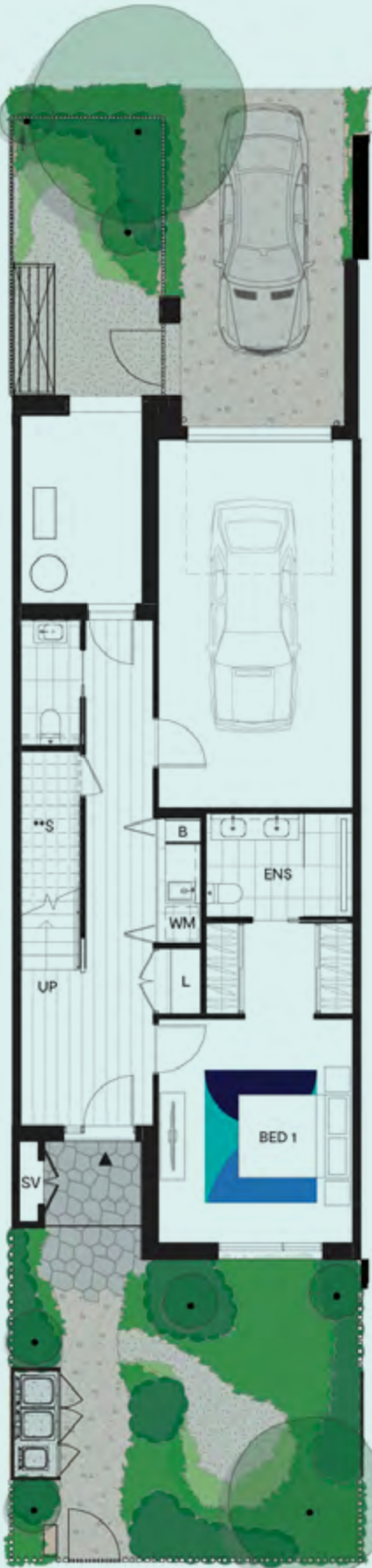


Townhouse Type
3 2.5

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
- Shrub planting
- Mixed planting
- Ground cover
- Tree



Ground floor



First floor

0 1 2 4m

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
- Shrub planting
- Mixed planting
- Ground cover
- Tree



Ground floor



First floor

0 1 2 4m

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
- Shrub planting
- Mixed planting
- Ground cover
- Tree



Ground floor



First floor

0 1 2 4m

The Liberty

by mirvac

SEVEN STAR LIVING

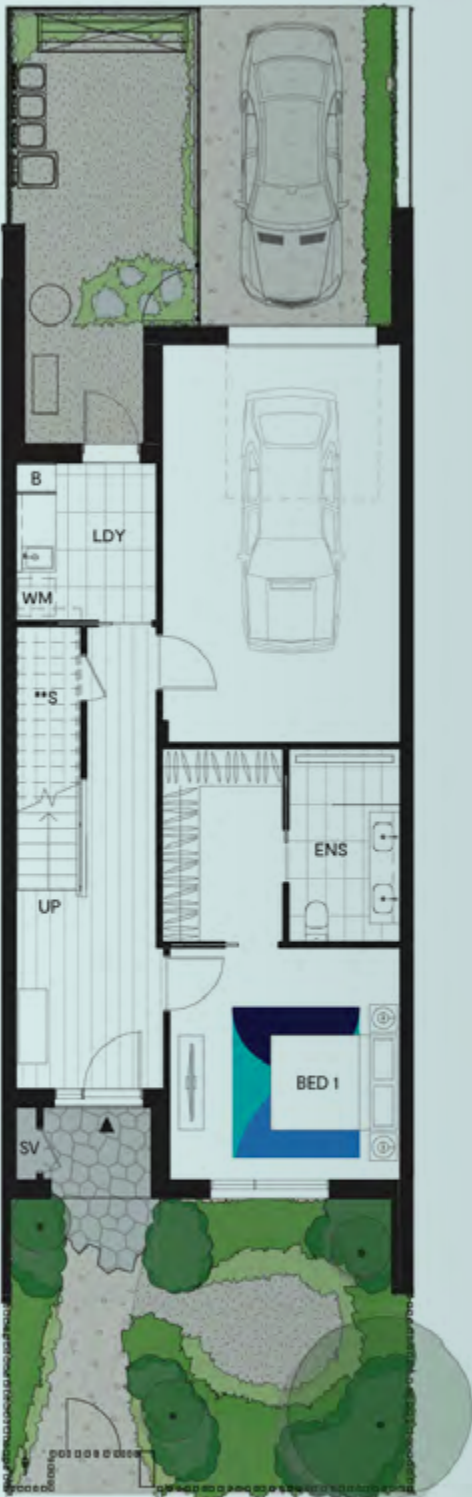


Townhouse Type
3 2 2

Area	
Ground floor	56m ²
First floor	98m ²
Internal area	154m ²
Balcony	10m ²
Garage	27m ²
External area	37m ²
Total area	191m 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
- Shrub planting
- Mixed planting
- Ground cover
- Tree



Ground floor



First floor

0 1 2 4m

The Liberty Corner

by mirvac

SEVEN STAR LIVING



Townhouse Type
3 2.5 2

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
- Shrub planting
- Mixed planting
- Ground cover
- Tree



Ground floor



First floor

0 1 2 4m

The Liberty 3 Level

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SEVEN STAR LIVING



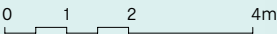
Townhouse Type
4 2.5

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

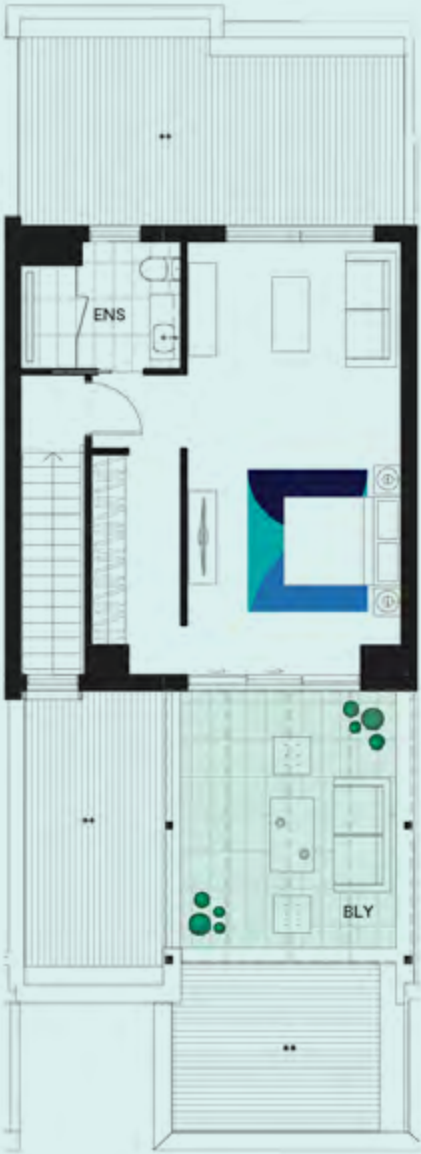
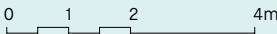
- Legend**
- B Broom cupboard
 - L Linen
 - F Fridge space
 - P Pantry
 - S Storage
 - WO Wall oven
 - D Dishwasher
 - SV Service cupboard
 - WM Laundry appliance space
 - SL Skylight
 - BLY Balcony
 - * Void
 - **S Low head height storage
 - ** Non-trafficable roof
 - Exposed aggregate
 - Stone paving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



First floor

0 1 2 4m

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
 - Shrub planting
 - Mixed planting
 - Ground cover
 - Tree



Ground floor

0 1 2 4m

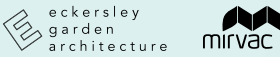


First floor

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

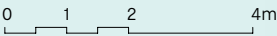
- Exposed aggregate
- Stone paving
- Gravel
- Fencing
- Shrub planting
- Mixed planting
- Ground cover
- Tree



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

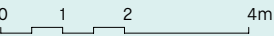
- Exposed aggregate
- Stone paving
- Gravel
- Fencing
- Shrub planting
- Mixed planting
- Ground cover
- Tree



Ground floor



First floor



The Sateen

by mirvac

SEVEN STAR LIVING



Townhouse Type
4 2.5

Area	
Ground floor	78m ²
First floor	114m ²
Internal area	192m ²
Courtyard	25m ²
Garage	31m ²
External area	56m ²
Total area	249m 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
- Shrub planting
- 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	85m ²
First floor	113m ²
Internal area	199m ²
Courtyard	32m ²
Balcony	13m ²
Garage	43m ²
External area	88m ²
Total area	287m 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
- Shrub planting
- Mixed planting
- Ground cover
- Tree



Ground floor

0 1 2 4m

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