

theFabric

The Park Release

A Selection of Exclusive Park-Fronting
Townhomes from the Timeless and
Heirloom Collections





Introducing The Park Release

Mirvac is delighted to introduce the Park Release at The Fabric, a premium collection of townhomes fronting the spectacular Patchwork Park.

This exclusive release will offer future residents the rare opportunity to live at the heart of The Fabric community, overlooking the centrally located Patchwork Park. Residents will enjoy the convenience of living with a lush local park right on their doorstep.

Featuring open green space, a sculptural playground for all ages, shared barbeques and shelters, communal herb gardens and large shady tree areas. Patchwork Park will nurture health and wellbeing as well as create a strong community connection.

A true focal point for the Fabric community, Patchwork Park will become an area to meet up with friends and family, perfect for exploring, relaxation, or play.

Take advantage of this limited opportunity to live in a park-fronting townhome in The Fabric community.



- The Bedford
- The Cashmere
- The Motif II
- The Ombre
- The Scarlet Rooftop
- The Sateen Double
- Boulevard Release
- The Atlas
- The Zephyr
- The Atlas Corner

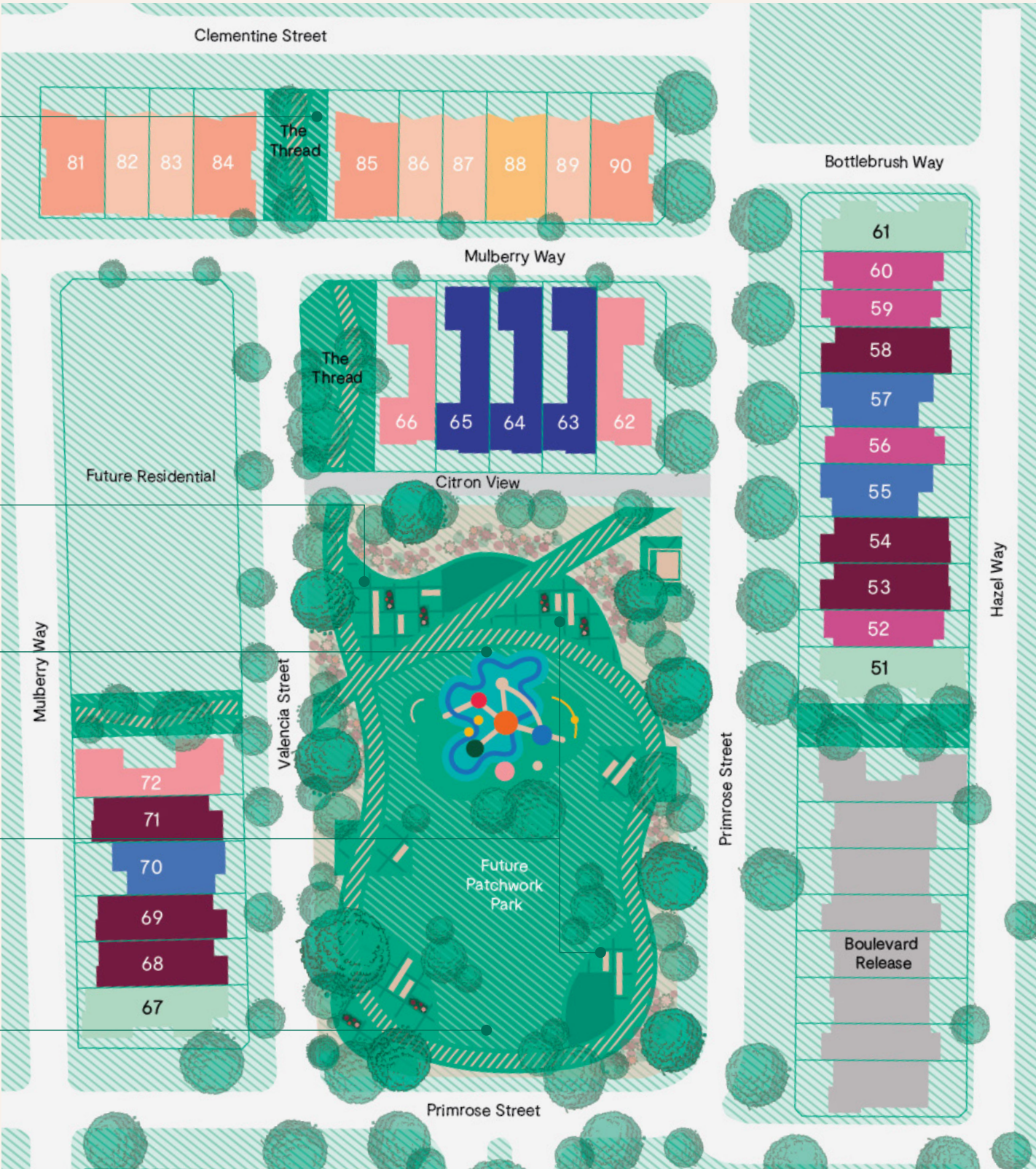
Follow the Thread, the green link that runs along the length of the neighbourhood, connecting to future pocket park, The Lawn.

Garnish your meal with herbs from the edible planter boxes located around Patchwork Park.

A custom-designed playground including climbing equipment, slides, connector tunnels, and musical elements — fun for every age!

Enjoy the BBQ facilities and seating areas that are located around Patchwork Park—providing you moments of genuine community connection.

Challenge the family to a friendly game of kick-to-kick on the large open lawn.



Perfectly positioned overlooking the spectacular
Patchwork Park — The Sateen and Motif II Townhomes



Revel in sweeping views, perfect for entertaining — The Scarlet Rooftop



Artist's impression. Indicative only and subject to change and development approval. 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. The artist's impression depicting terrace, balconies and 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.

Dine amongst the treetops with views to Patchwork Park — The Scarlet Townhome



Bringing the outdoors in

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.

Reverse living

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

Private rooftops

Revel in being the ultimate entertainer on a huge second floor open air terrace that is perfect for outdoor entertaining, available on a selection of exclusive townhomes.

Enjoy barbeques with sweeping views of the Melbourne CBD during the festive season, while you bring in the New Year with family and friends — all from your expansive rooftop terrace. Or, transform the top floor into your own personal escape, providing a sanctuary from day-to-day life.

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.

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 design 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

All of the townhomes at The Fabric have been designed to achieve a 7-star NatHERS rating and are fully electric. This includes double-glazed windows and doors, upgraded wall and roof insulation, as well as window and door seals, ensuring you and your family can enjoy lower energy bills and increased comfort all year round, while contributing to a more sustainable future.



Seamless connection between the indoors
and out — The Sateen Townhome



The Timeless Collection

The Timeless Collection is made up of two, three, and four-bedroom homes, designed for young people, families, and downsizers. Incorporating generous bedrooms, living areas, courtyards and rooftops, while not forgetting the practical elements that make life that little bit easier — spacious 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.

The Ombre II

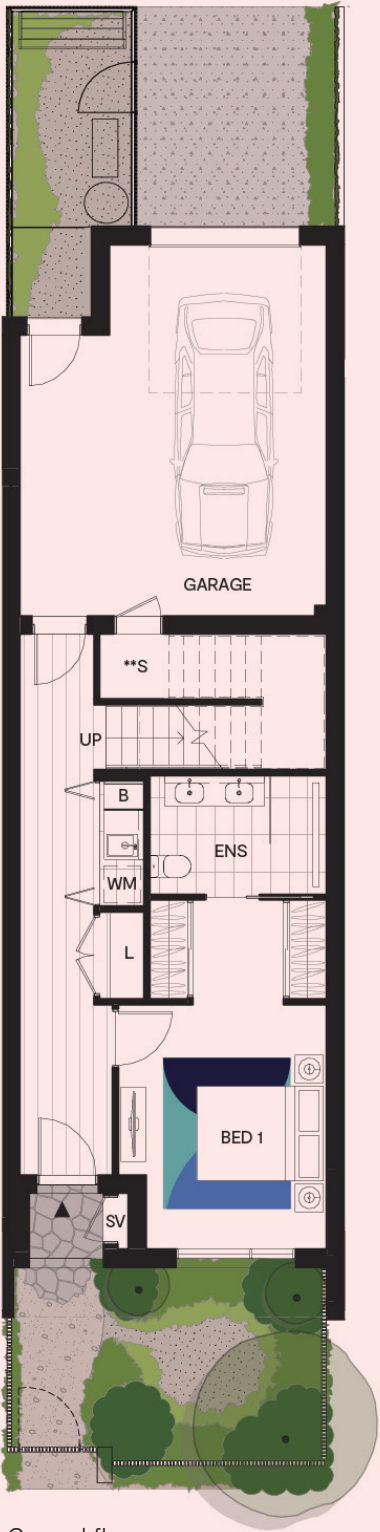
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SEVEN STAR LIVING

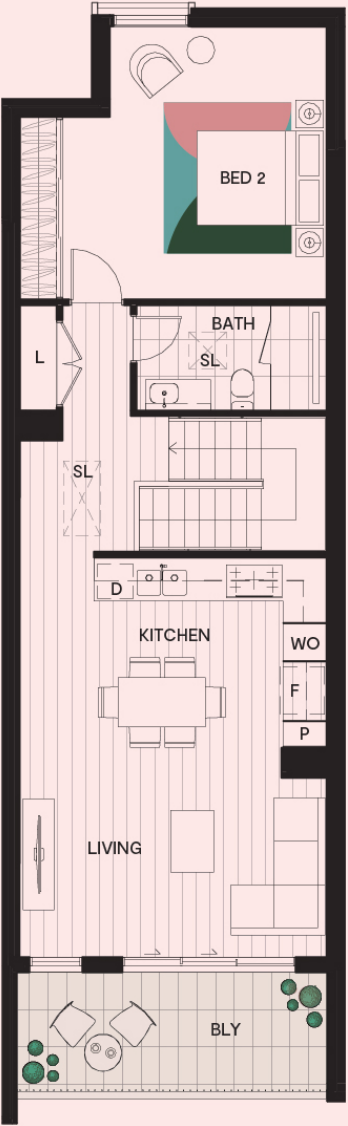


Townhouse Type	
2 2	
Area	
Ground floor	53m ²
First floor	78m ²
Internal area	131m ²
Balcony	10m ²
Garage	31m ²
External area	41m ²
Total area	172m ²

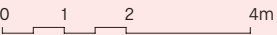
- Legend**
- B Broom cupboard
 - L Linen
 - F Fridge space
 - P Pantry
 - S Storage
 - WO Wall oven
 - D Dishwasher
 - SV Service cupboard
 - WM Laundry appliance space
 - SL Skylight
 - BLY Balcony
 - * Void
 - **S Low head height storage
 - ** Non-trafficable roof
 - Exposed aggregate
 - Stone paving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



Ground floor



First floor



The Zephyr

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SEVEN STAR LIVING



Townhouse Type
2 2

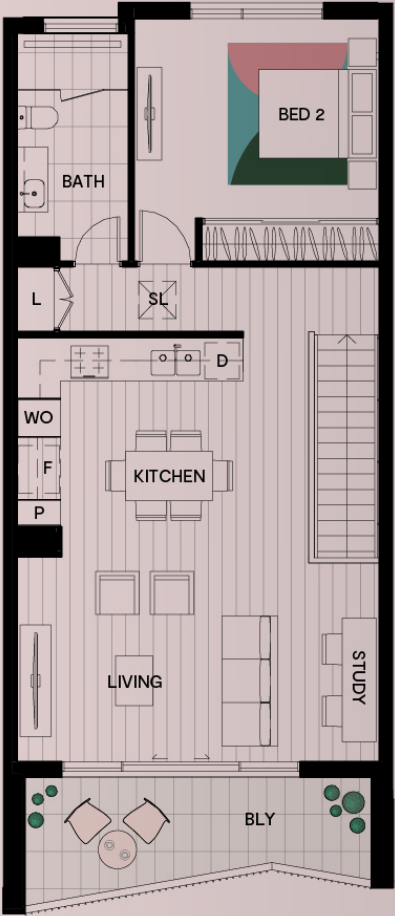
Area	
Ground floor	41m ²
First floor	75m ²
Internal area	116m ²
Balcony	9m ²
Garage	25m ²
External area	34m ²
Total area	150m ²

- Legend
- B Broom cupboard
 - L Linen
 - F Fridge space
 - P Pantry
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- Tree



Ground floor



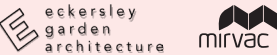
First floor

0 1 2 4m

The Bedford

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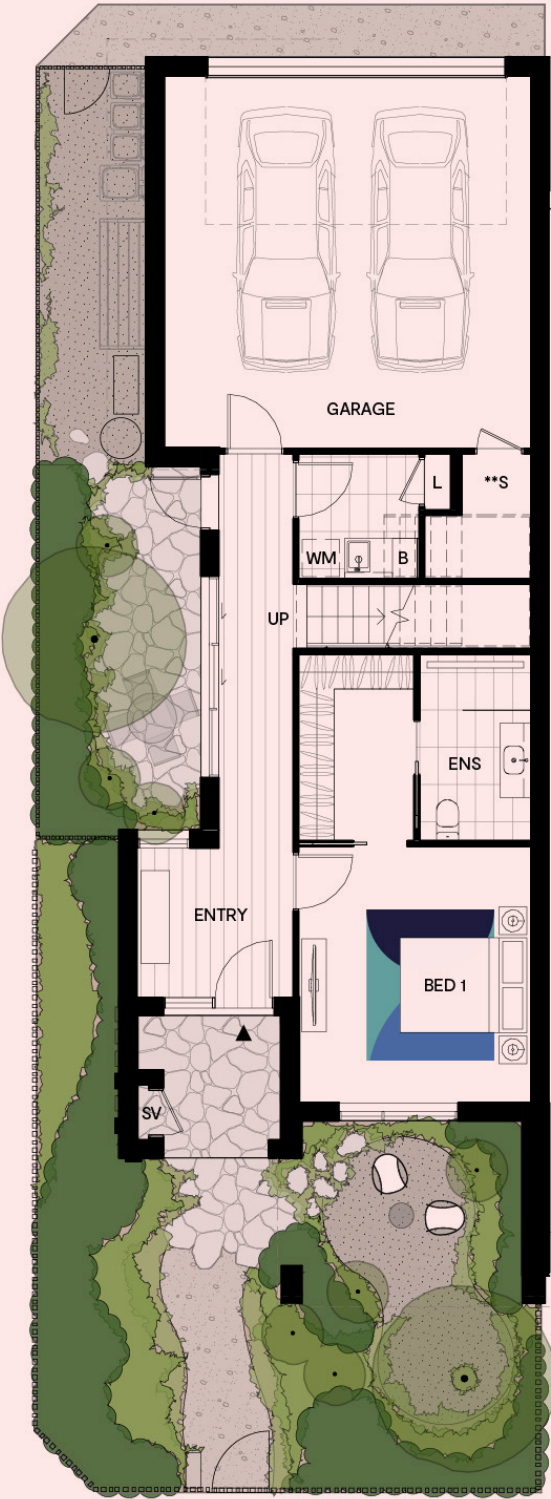


Townhome Type
3 2

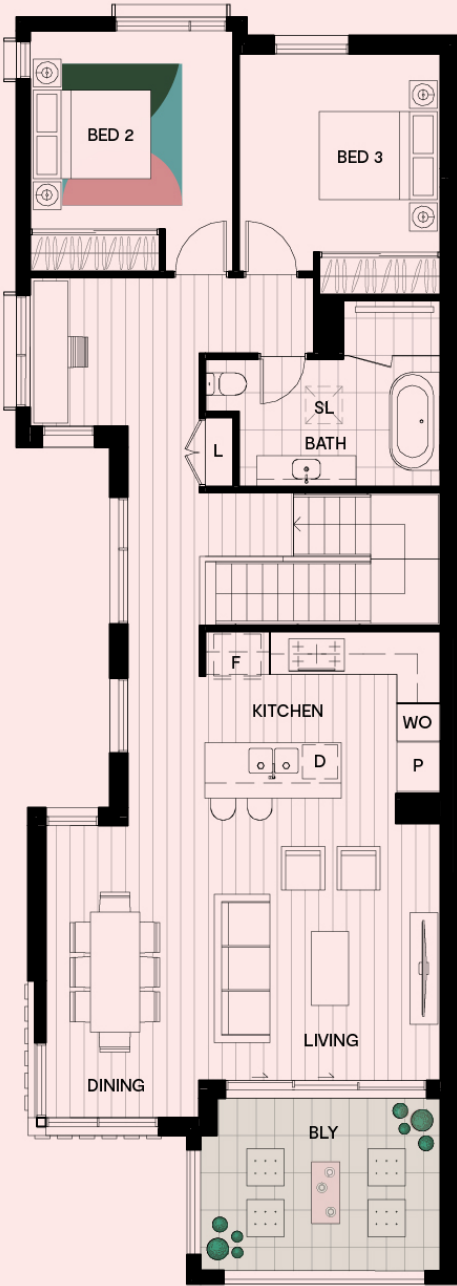
Area	
Ground floor	62m ²
First floor	110m ²
Internal area	172m ²
Courtyard	16m ²
Balcony	11m ²
Garage	41m ²
External area	69m ²
Total area	240m ²

- Legend
- B Broom cupboard
 - L Linen
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- Ground cover
- Tree



Ground floor



First floor

0 1 2 4m

The Atlas Corner

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SEVEN STAR LIVING



Townhouse Type
3 2.5

Area	
Ground floor	48m ²
First floor	107m ²
Internal area	155m ²
Balcony	11m ²
Garage	41m ²
External area	52m ²
Total area	207m ²

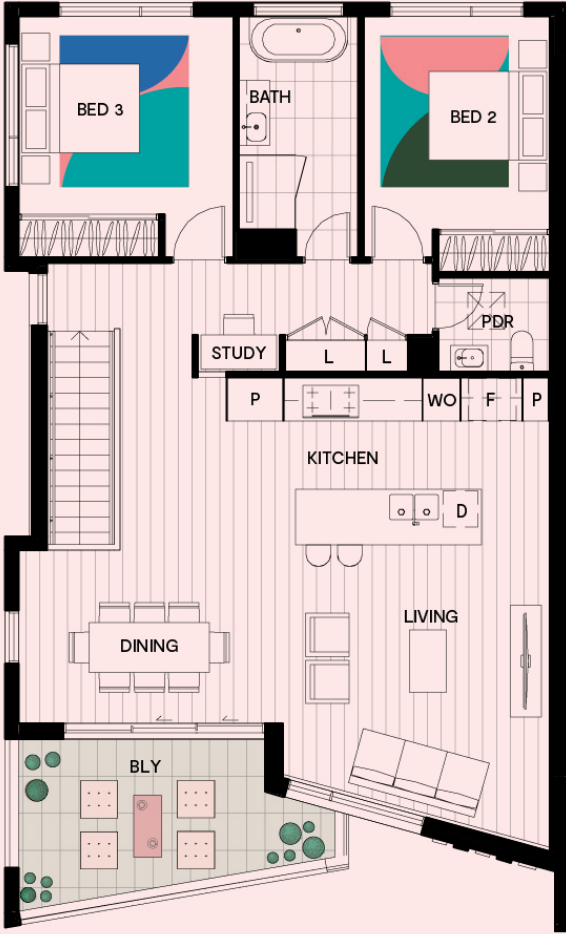
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- Mixed planting
- Ground cover
- Tree



Ground floor

0 1 2 4m



First floor

0 1 2 4m

The Atlas

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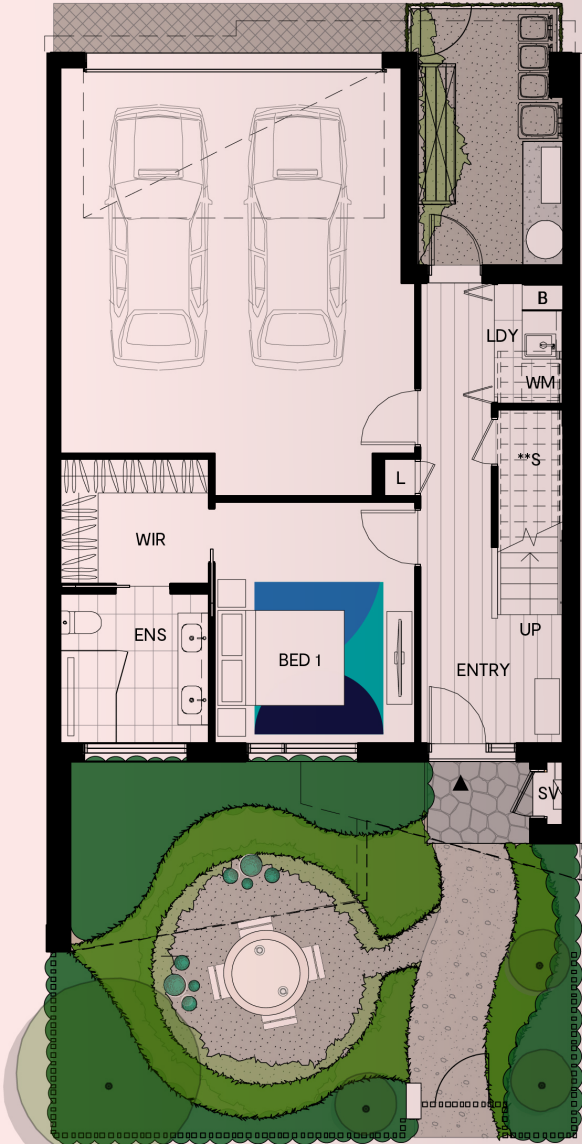
SEVEN STAR LIVING



Townhouse Type	
3 2.5	
Area	
Ground floor	47m ²
First floor	103m ²
Internal area	150m ²
Balcony	12m ²
Garage	41m ²
External area	53m ²
Total area	203m ²

- Legend
- B Broom cupboard
 - L Linen
 - F Fridge space
 - P Pantry
 - S Storage
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 - SV Service cupboard
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 - BLY Balcony
 - * Void
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 - ** Non-trafficable roof

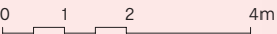
- Exposed aggregate
- Stone paving
- Gravel
- Fencing
- Shrub planting
- Mixed planting
- Ground cover
- Tree



Ground floor



First floor



The Cashmere

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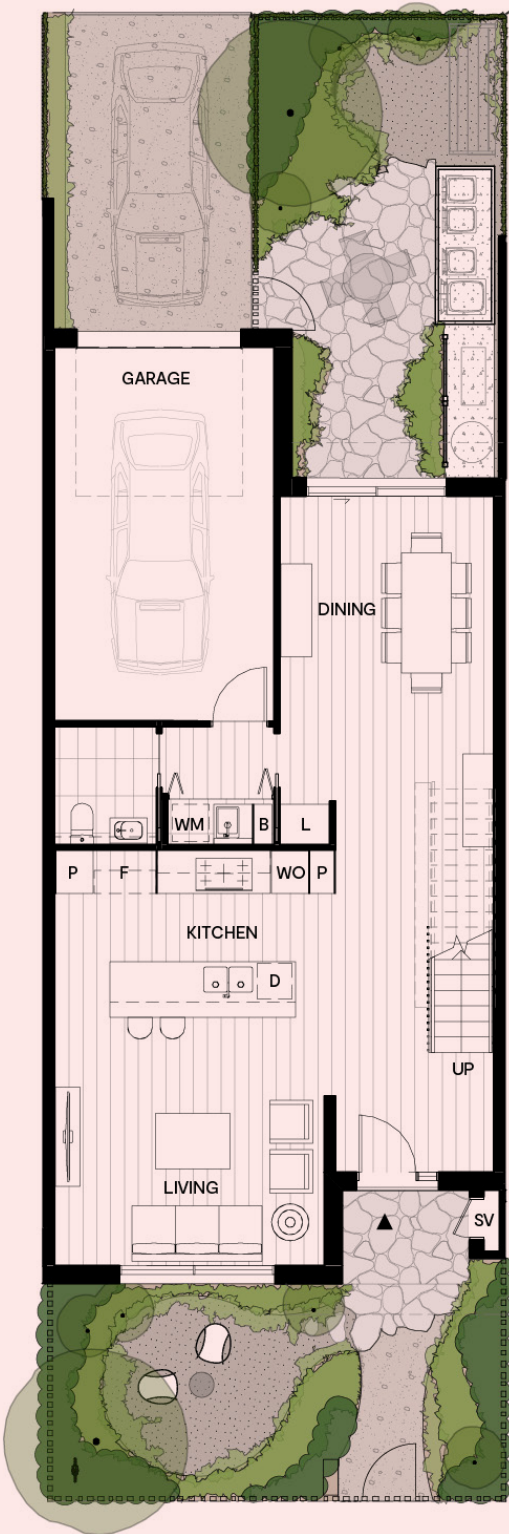
SEVEN STAR LIVING



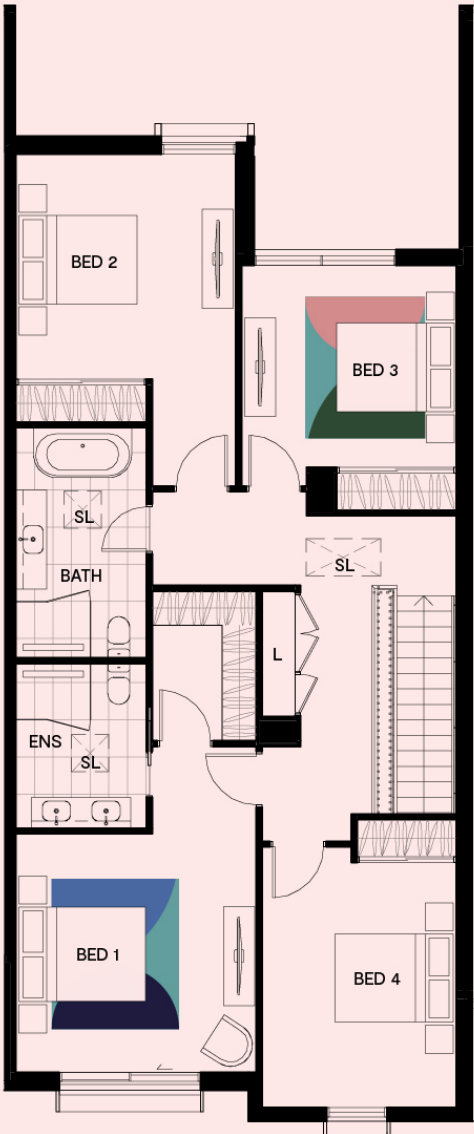
Townhome Type	
4 2.5	
Area	
Ground floor	78m ²
First floor	107m ²
Internal area	185m ²
Courtyard	29m ²
Garage	24m ²
External area	53m ²
Total area	238m ²

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- B Broom cupboard
 - L Linen
 - F Fridge space
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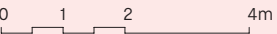
- Exposed aggregate
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- Mixed planting
- Ground cover
- Tree



Ground floor



First floor



The Scarlet Rooftop

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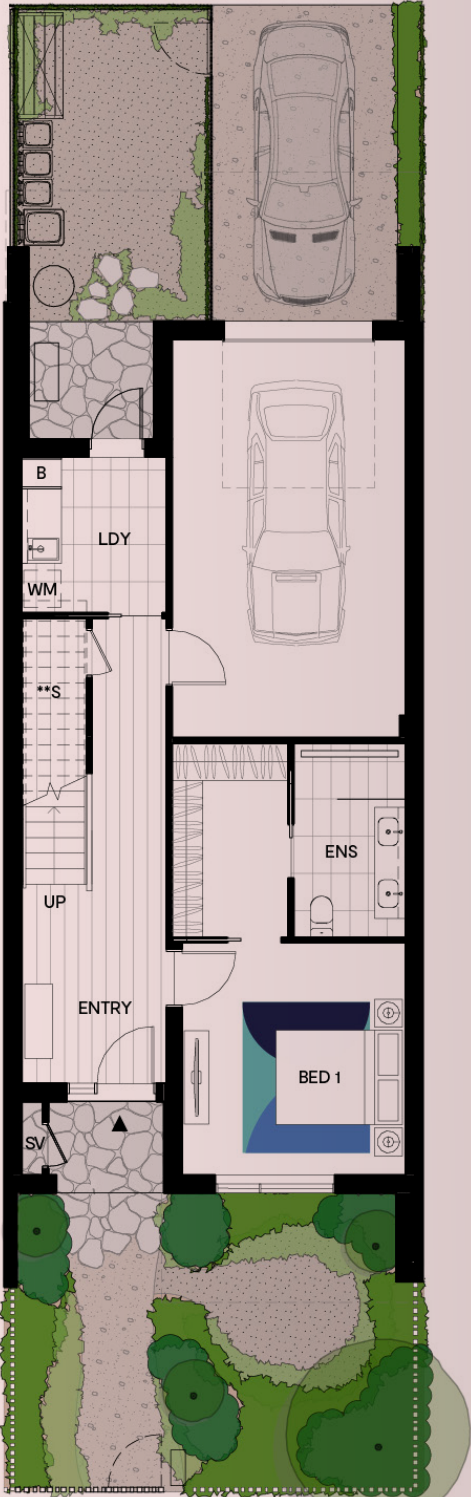
SEVEN STAR LIVING



Townhome Type
3 2

Area	
Ground floor	56m ²
First floor	100m ²
Second floor	9m ²
Internal area	165m ²
Balcony	11m ²
Terrace	26m ²
Garage	28m ²
External area	64m ²
Total area	229m ²

- Legend**
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 - Mixed planting
 - Ground cover
 - Tree

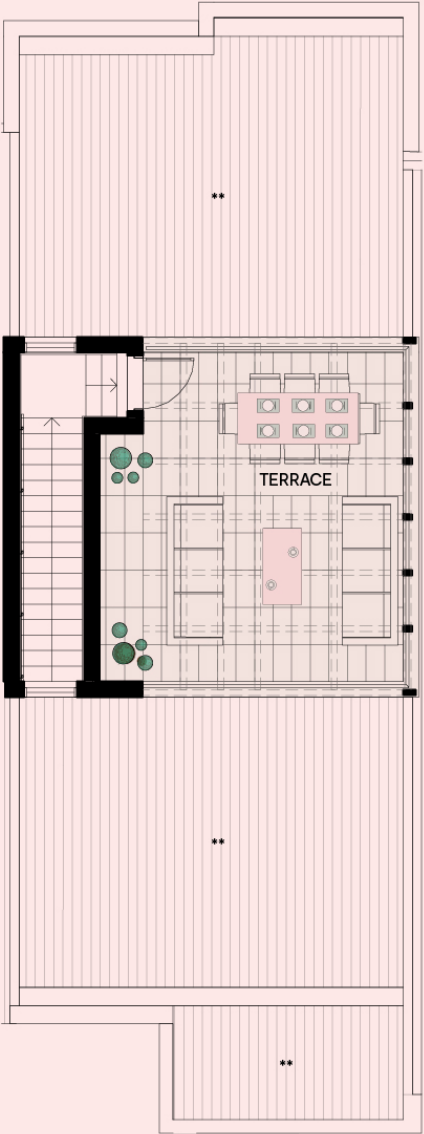


Ground floor

0 1 2 4m



First floor



Terrace

The Heirloom Collection

Our Heirloom Collection is made up of 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.









The Sateen Double

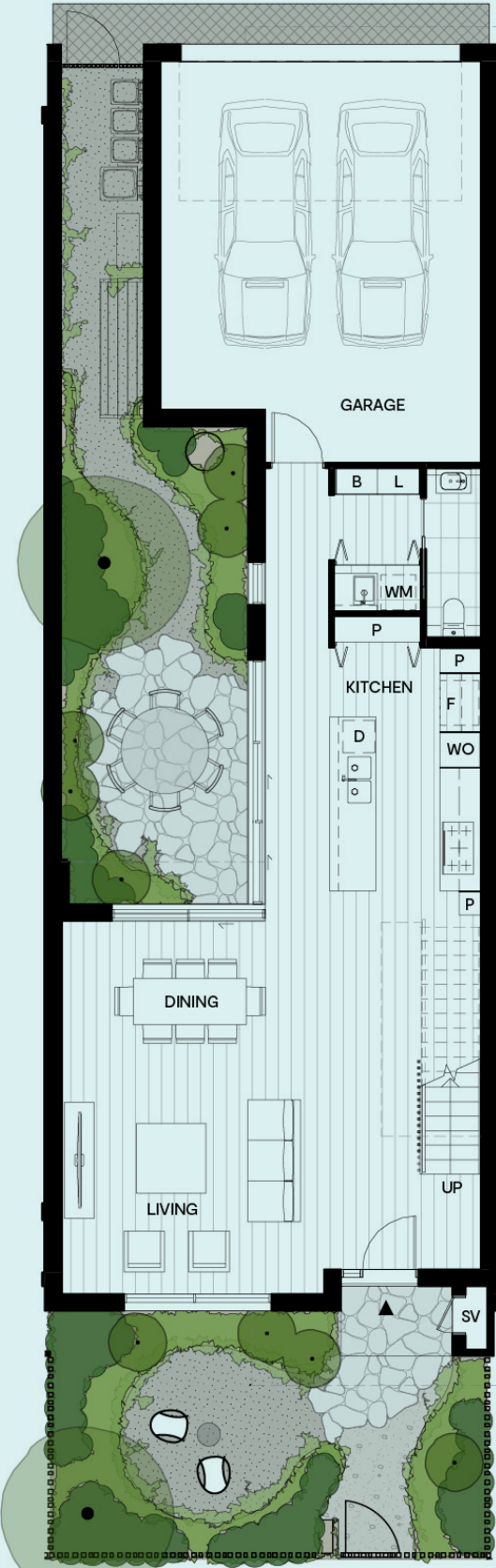
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SEVEN STAR LIVING

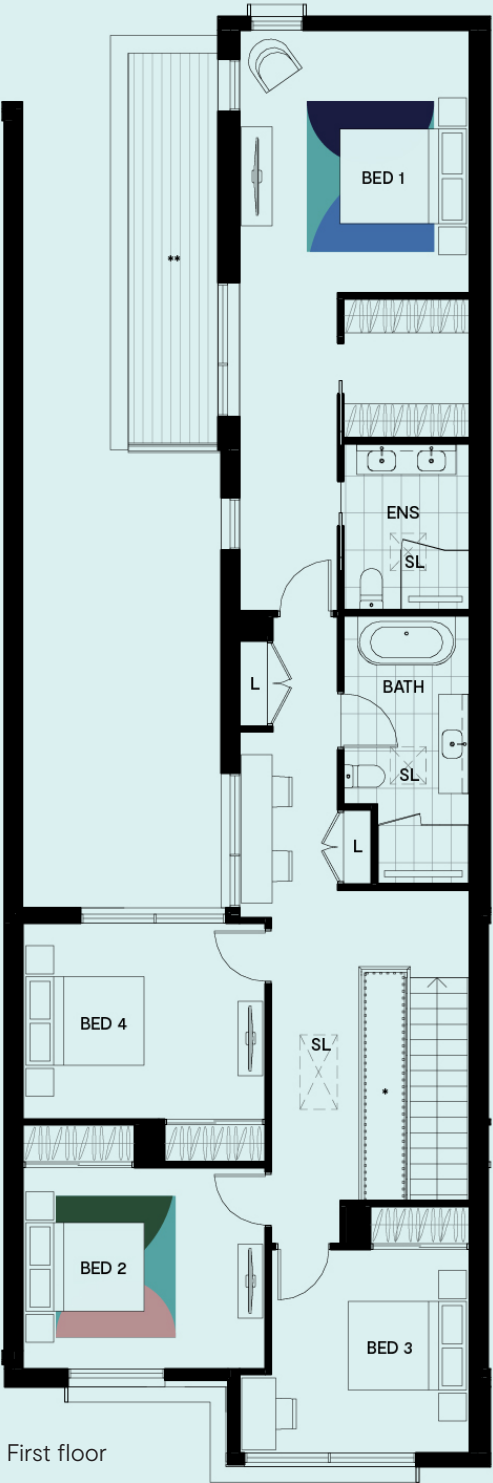
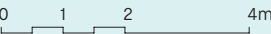


Townhome Type	
4 	2.5 
Area	
Ground floor	83m ²
First floor	119m ²
Internal area	202m ²
Courtyard	26m ²
Garage	42m ²
External area	68m ²
Total area	270m ²

- Legend
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 - ** Non-trafficable roof
-
-  Exposed aggregate
 -  Stone paving
 -  Gravel
 -  Fencing
 -  Shrub planting
 -  Mixed planting
 -  Ground cover
 -  Tree



Ground floor



First floor

The Motif II

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SEVEN STAR LIVING

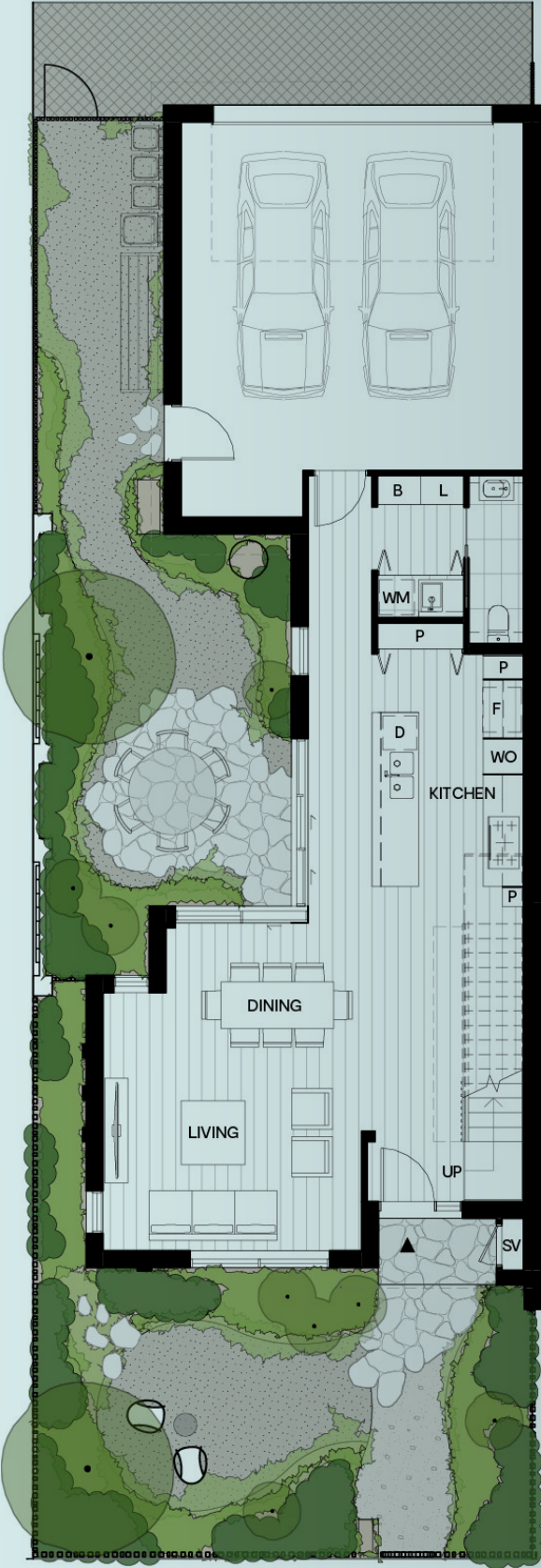


Townhome Type
4 2.5

Area	
Ground floor	75m ²
First floor	120m ²
Internal area	195m ²
Courtyard	30m ²
Garage	42m ²
External area	73m ²
Total area	268m ²

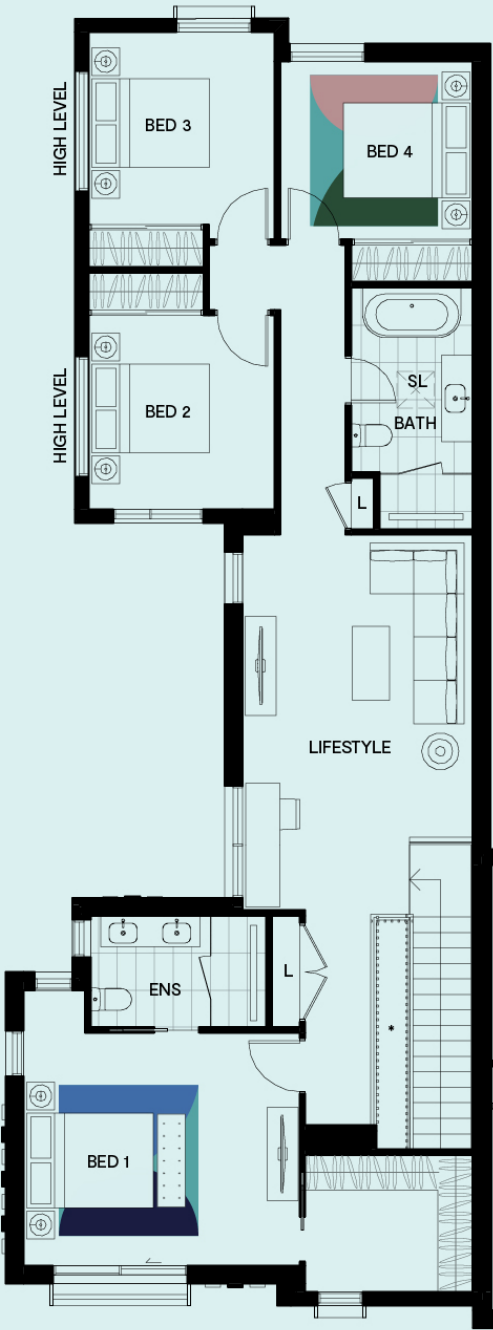
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- Mixed planting
- Ground cover
- Tree



Ground floor

0 1 2 4m



First floor

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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 February 2021.

