

theFabric

# Primrose Release

A limited release of contemporary two  
& three bedroom townhomes





## Introducing the Primrose Release

Mirvac is delighted to introduce the Primrose Release, a brand-new neighbourhood coming to The Fabric community.

Located centrally within The Fabric with access via New Street, the Primrose Neighbourhood sits moments from the highly anticipated Patchwork Park to be delivered in 2022\*.

The first Primrose Release will offer a selection of our popular Zephyr and Atlas home designs featuring two and three bedrooms respectively.

The Zephyr Townhome is perfect for any first home buyer, offering two bedrooms, open plan living and dining space and a secure garage park. The Atlas Townhome & Atlas Corner option provide space for your growing family with three bedrooms, double garage and luxurious master suite.

Enjoy contemporary reverse living with these homes, expansive first-level balconies, landscaped front gardens as well as the comforts of environmentally sustainable design and 7-star NatHERS energy rating.

\*Patchwork Park is indicative of current and proposed amenity and infrastructure and is subject to change. The proposed amenity will be delivered by Mirvac and timings are subject to delay, development approvals, statutory approvals and construction. Correct as at August 2021.





Create your tapestry



# Find your patch

^  
N

Follow The Thread, the green link that runs along the length of the neighbourhood.

The Lawn, a future pocket park in which to sit and relax or mingle with friends and neighbours.

The first release in our new Primrose neighbourhood, offering a selection of our popular Zephyr and Atlas home designs.

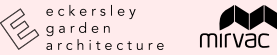
The heart of the community, Patchwork Park will feature open green space, a sculptural playground for all ages, shared barbeques and shelters, communal herb gardens and large shady tree areas.



The Zephyr

by mirvac

SEVEN STAR LIVING



Townhouse Type  
2 2

Area	
Ground floor	41m <sup>2</sup>
First floor	75m <sup>2</sup>
Internal area	116m <sup>2</sup>
Balcony	11m <sup>2</sup>
Garage	24m <sup>2</sup>
External area	35m <sup>2</sup>
Total area	152m <sup>2</sup>

- 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 Atlas

by mirvac

SEVEN STAR LIVING



Townhouse Type  
3 2.5

Area	
Ground floor	46m <sup>2</sup>
First floor	104m <sup>2</sup>
Internal area	150m <sup>2</sup>
Balcony	13m <sup>2</sup>
Garage	41m <sup>2</sup>
External area	55m <sup>2</sup>
Total area	205m <sup>2</sup>

- 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

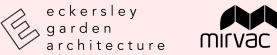
0 1 2 4m



# The Atlas Corner

by mirvac

SEVEN STAR LIVING



Townhouse Type  
3 2.5

Area	
Ground floor	47m <sup>2</sup>
First floor	109m <sup>2</sup>
Internal area	156m <sup>2</sup>
Balcony	11m <sup>2</sup>
Garage	41m <sup>2</sup>
External area	52m <sup>2</sup>
Total area	208 m <sup>2</sup>

- 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

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 of 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 of 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 August 2021.

