
CANOPY

— THE TULLAMORE —
COLLECTION

by mirvac

A large, leafy tree in a landscape, with text overlaid on the right side. The tree is the central focus, with its branches spreading out. The background shows a clear sky and other trees in the distance. The text is white and centered on the right side of the image.

EXPERIENCE LIFE IN PERFECT BALANCE AT TULLAMORE.
WITHIN THIS EXCEPTIONAL LANDSCAPE, STEEPED IN HISTORY AND ADORNED BY NATURE,
MIRVAC OFFERS YOU THE IDEAL HOME TO COMPLETE THE PICTURE WITHIN
THE ROLLING HILLS OF THE GRANGE PRECINCT.

INTRODUCING CANOPY.

ENJOY LIFE ABOVE THE CANOPY, AMIDST ROLLING HILLS AND HERITAGE-OLD TREES, IN TULLAMORE'S MOST PREMIUM PRECINCT, THE GRANGE.

Join this community situated in the undulating landscape of the former Eastern Golf Course. Discover family living in the serene Tullamore neighbourhood, with more than 20% of the estate dedicated to open green spaces, combined with impressively contemporary and superbly functional homes.

WELCOME TO
THE TULLAMORE
NEIGHBOURHOOD



Artist's Impression, subject to change. Upgrade options shown, additional costs apply. Architecture, interiors, and landscaping is indicative only and subject to development approval and change.

ELEGANT, TIMELESS AND SPACIOUS LIVING

**RELAX, UNWIND AND INDULGE IN A LUXURIOUS,
PRIVATE RETREAT OR MAKE A STYLISH IMPRESSION
ENTERTAINING IN A PICTURESQUE SETTING.**

Here lush interiors featuring sophisticated finishes blend seamlessly with the tranquil alfresco. Open-plan living and dining spaces are expansive, creating ideal settings for both entertaining and family living.



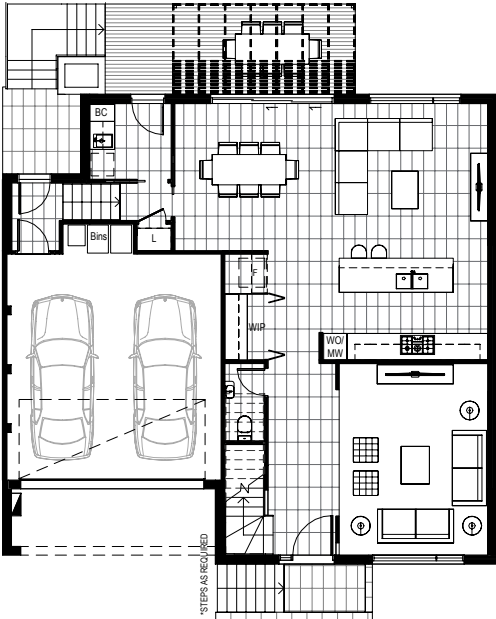
Artist's Impression, subject to change. Upgrade options shown, additional costs apply. Architecture, interiors, and landscaping is indicative only and subject to development approval and change.

CANOPY - BASE

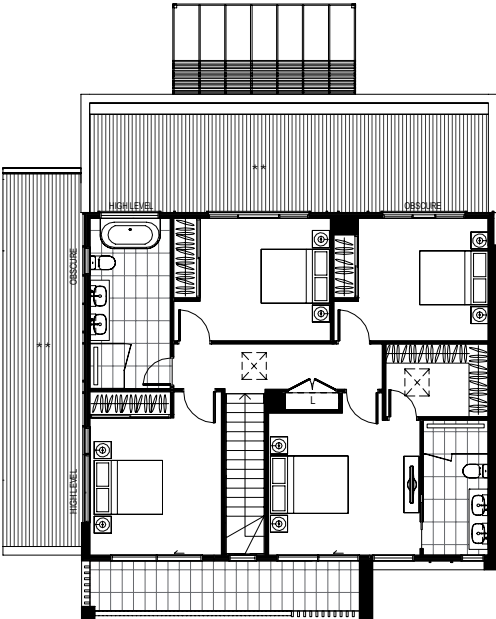
Total Size	278.0m ²	29.92sq
Ground Floor Living	109.3m ²	11.76sq
First Floor Living	100.3m ²	10.79sq
Balcony 1	11.9m ²	1.28sq
Garage	37.3m ²	4.01sq
Deck	15.8m ²	1.70sq
Porch	3.4m ²	0.36sq

4 2.5 2

GROUND FLOOR



FIRST FLOOR

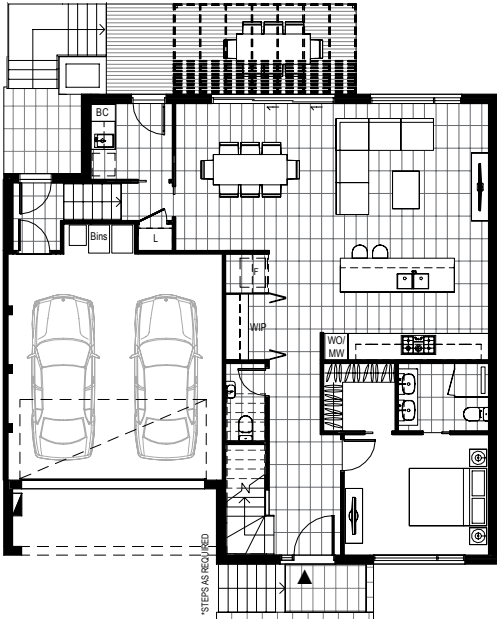


CANOPY - OPTIONAL

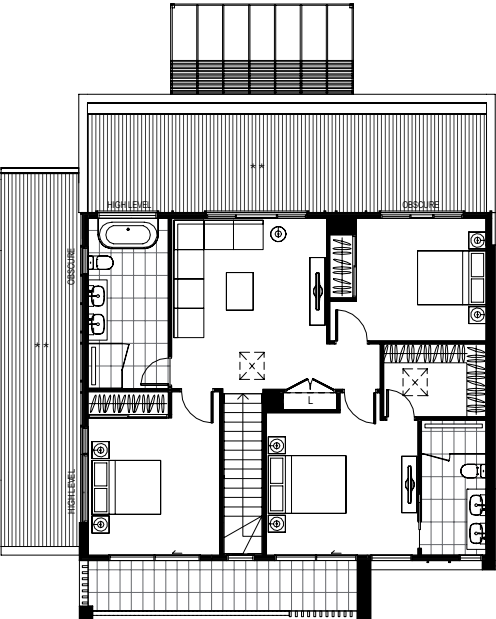
Total Size	278.0m ²	29.92sq
Ground Floor Living	109.3m ²	11.76sq
First Floor Living	100.3m ²	10.79sq
Balcony 1	11.9m ²	1.28sq
Garage	37.3m ²	4.01sq
Deck	15.8m ²	1.70sq
Porch	3.4m ²	0.36sq

4 3.5 2

GROUND FLOOR



FIRST FLOOR



*Based on Lot M614

*Based on Lot M614



Artist's Impression, subject to change. Upgrade options shown, additional costs apply. Architecture, interiors, and landscaping is indicative only and subject to development approval and change.

PREMIUM HOMES FITTINGS & FINISHES

STANDARD INCLUSIONS

KITCHEN

- » An innovative kitchen design, with quality Smeg stainless steel appliances:
 - 600mm electric thermoseal multifunction wall oven
 - 900mm gas cooktop with wok-burner and auto ignition
 - 900mm fully concealed ducted rangehood unit
 - Microwave with trim kit
 - Semi integrated dishwasher with stainless steel fascia
- » 40mm edge reconstituted stone benchtops with waterfall end panels
- » Reconstituted stone splashback to match benchtop selection
- » Double bowl stainless steel under mount sink
- » Soft close drawers
- » Under sink bin drawer with servo drive
- » LED strip light to underside of kitchen overhead cupboards
- » Mixer tap in chrome finish

ENSUITE AND BATHROOMS

- » Frameless shower screens with clear glass
- » 20mm reconstituted stone benchtops
- » Freestanding back to wall bath
- » Chrome mixer taps
- » Shower rail to ensuite/s and bathroom
- » Designer towel rail, toilet roll holder and robe hook in chrome finish

LAUNDRY

- » Flushline stainless steel trough and joinery unit
- » Mixer tap in chrome finish

INTERIOR DETAILING

- » Interiors selected and designed by a team of interior designers
- » Wool blend carpet
- » Porcelain floor tiles
- » Ceiling height to ground floor 2.70m and 2.40m to first floor
- » Premium square set cornices throughout
- » Contemporary lever handle internal door furniture
- » Master bedroom wardrobe fit out in white melamine finish

EXTERIOR DETAILING

- » Colorbond roofing
- » Low maintenance aluminium powder-coated windows
- » Aluminium framed flyscreens to operable windows
- » Contemporary linear pull on entry door

EXTERNAL FEATURES

- » Remote controlled sectional overhead Colorbond garage door
- » Letterbox
- » External light to front entrance, rear and balcony (where applicable)
- » TV antenna including splitter
- » External gas point

LANDSCAPING AND FENCING

- » Fully landscaped front and rear garden with stone paved pedestrian path to front entry porch
- » Reinforced coloured concrete driveway
- » 1.80m timber paling fencing with stain finish or powder-coated picket slat fence and/or rendered or face block masonry walls

ELECTRICAL AND SAFETY

- » Homes pre-wired for add-on monitored security system
- » Hard wired smoke detectors with battery back-up
- » Hard wired entry video doorbell
- » Minimum 2 telephone points
- » Minimum 6 data points
- » Minimum 6 TV points
- » Minimum 6 USB charging points
- » Minimum 3 double power points to master bedroom and living areas
- » Minimum 2 double power points to kitchen and all remaining bedrooms
- » Minimum 1 double power point to dining, garage, laundry, ensuite/s, bathroom
- » 1 external power point to ground level courtyard

HEATING

- » Ducted heating & cooling system with programmable thermostat and zoning

GENERAL DETAILS

- » 6 years Statutory Builders Warranty
- » 3 month Mirvac Rectification Warranty

SUSTAINABLE DESIGN INITIATIVES

- » 6 Star building fabric
- » Solar with gas boosted instantaneous hot water system
- » LED down lights throughout
- » Low VOC interior wall paint
- » Recycled water connection plumbed to yard, washing machine and toilet flushing
- » 3 Star WELS shower head
- » 5 Star WELS tapware to bathrooms
- » Standby off (green) switch

UPGRADES AVAILABLE

KITCHEN

- » Supernatural Ultra 40mm edge reconstituted stone to kitchen benchtops and waterfall end panels
- » Supernatural Ultra reconstituted stone splashback to kitchen to match benchtop selection
- » Miele 900mm gas cooktop with concealed ducted rangehood, 600mm wall oven with built in Microwave above and semi integrated dishwasher package
- » Miele induction cooktop
- » Qasair 900mm fully concealed twin motor ducted rangehood
- » Integrated French door fridge with joinery door panels
- » Kitchen under bench wine fridge to select plans
- » Kitchen chilled, sparkling, boiling water zip tap to select plans
- » Feature sink mixer with pull out spray
- » Water point to fridge space
- » Feature light option to kitchen island
- » Polyurethane finish to kitchen joinery with shark nose pulls

ENSUITE AND BATHROOMS

- » Supernatural Ultra 20mm reconstituted stone to ensuite/s and bathroom benchtops
- » Polyurethane finish to ensuite/s and bathroom mirror cabinet and vanity unit with shark nose pulls
- » Full height tiling to ensuite/s and bathroom
- » Heated towel rail to ensuite/s and bathroom
- » In-floor heating to ensuite/s and bathroom
- » Additional ceiling shower with mixer to ensuite/s and bathroom

INTERIOR DETAILING

- » Timber grain melamine full carcass wardrobe fitout
- » White colour back glass to sliding wardrobe doors
- » Privacy latches to all bedrooms
- » Security alarm system
- » Ducted vacuum system
- » Timber flooring
- » Timber finish to stairs

SUSTAINABLE DESIGN INITIATIVES

- » Solar roof panels with Tesla Powerwall 2 battery storage and intelligent energy management system

PLEASE NOTE

Please note that this flyer was produced prior to completion of construction. The information herein is believed to be correct but is not guaranteed. Changes will undoubtedly be made during the development and fittings, finishes and specifications are subject to change without notice in accordance with the provision of the contract for sale. Prospective purchasers must rely on their own enquiries.



SOLAR-POWERED FOR A SUSTAINABLE MODERN HOME

evergen

INTELLIGENT ENERGY SYSTEM

THE NEXT GENERATION OF SOLAR POWER IS HERE

Solar-power system featuring the Tesla Powerwall II battery with 13.2 kWh of energy storage

Energy intelligence developed by CSIRO that learns your energy use and actively switches between solar, battery and grid to maximise savings

Ongoing monitoring and active energy management by Evergen to ensure system performance

The discreet, slim unit is weatherproof, water-resistant and dust proof

A sustainable choice for contemporary living

Solar-power system is offered as an upgrade option. Information supplied by Evergen and Tesla.



Artist's Impression, subject to change. Upgrade options shown, additional costs apply. Architecture, interiors, and landscaping is indicative only and subject to development approval and change.



QUALITY AND CARE IN EVERY LITTLE DETAIL

THE MIRVAC DIFFERENCE



For 47 years we have been reimagining urban life in Australia - creating exceptional living experiences through the pursuit of quality and care in every detail.

AWARD WINNING EXCELLENCE SINCE 1972, WE HAVE WON OVER 600 AWARDS INCLUDING.

PCA
Apartment Building
of the Year 2017

UDIA
Environmental
Excellence Award

Urban Taskforce
Excellence
Award

ABI
Queensland Professional
Excellence Winner

ERA Chatswood
New South Wales

Osprey Waters
Western Australia

The Moreton Bondi
New South Wales

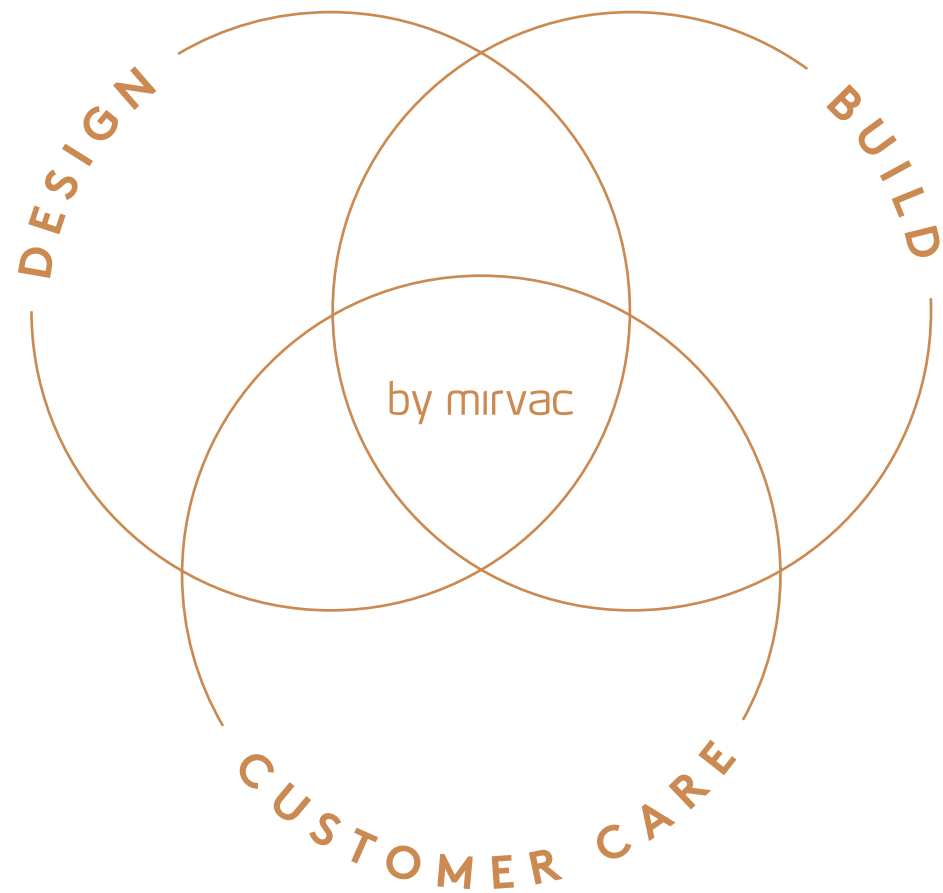
Unison Newstead
Queensland

It's in the detail.



UNPARALLELED CUSTOMER SERVICE

THE MIRVAC DIFFERENCE



It's in the detail.

Mirvac's commitment to quality goes beyond design, construction and community initiatives. Mirvac takes a personalised approach to customer care, providing you with the highest level of service through every stage of your property purchase. When you purchase land, a home or apartment from Mirvac, you will have the support of Mirvac's dedicated Customer Relations Team, making the handover of your property as smooth as possible. We will keep you updated on the construction progress, assist you with the settlement process and introduce you to your new property. We're here to answer all your queries before and after you move in, ensuring your association with us is as rewarding as possible.

The content of this brochure was produced prior to completion, and prior to the receipt of final planning approvals. 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. The information provided herein is believed to be correct as at August 2019. V2.

TULLAMORE.MIRVAC.COM

DISPLAY SUITE
11 HERITAGE BOULEVARD, DONCASTER

