

— THE TULLAMORE —

COLLECTION

by mirvac

*Designed by Mirvac's
award-winning inhouse architects,
discover considered floorplans with
plenty of scope for customisation in your
Tullamore Collection home.*



*The Tullamore Collection
presents an array of homes
that capitalise on 48 years
of experience in planning,
designing and building
for Australians.
Come and explore...*

YOUR UNIQUE CHOICE

- Choose a Tullamore Collection home and benefit from all the signature qualities Mirvac can offer:
- The certainty and assurance that comes from dealing directly with your community's developer
- A fixed price contract with no hidden costs
- A home which exudes all of the quality and style of Tullamore

SIMPLE, SUPERIOR AND STRAIGHTFORWARD

Your Tullamore Collection home is the simplest way to get the house that suits your land allotment and lifestyle. Whether choosing a complete house and land package or selecting individual elements, Mirvac's streamlined process makes it easier to turn your dreams into a reality.

SUPERB ARCHITECTURE, PERSONALISED BY YOU

Families come in many different shapes and sizes and so do the residences in Mirvac's Tullamore Collection. The Tullamore Collection offers you the choice of eleven different residences that you can customise to suit your lifestyle, each available with four different façade options. With Mirvac by your side you can be assured of a home that is designed to suit your land allotment, amidst Tullamore's beautifully landscaped streets and parks.

Choose a Tullamore Collection home by Mirvac and benefit from the cumulative knowledge of some of Australia's best architects and designers. We begin designing from the inside out, constantly testing and improving layouts and features to keep up with new products and materials. Our designs accommodate the changing way that people live.





Avondale

10m frontage

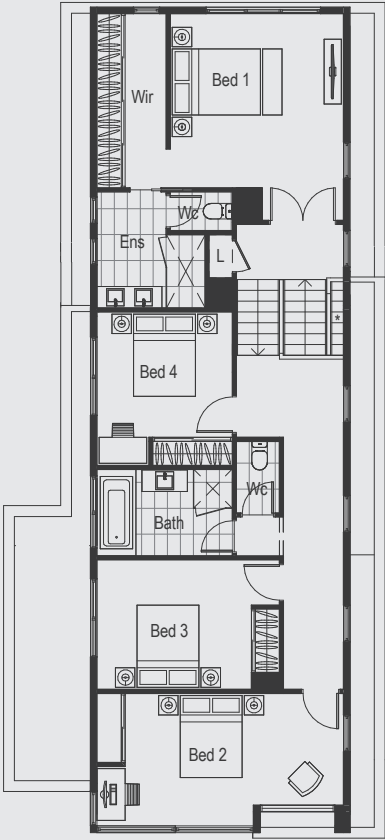
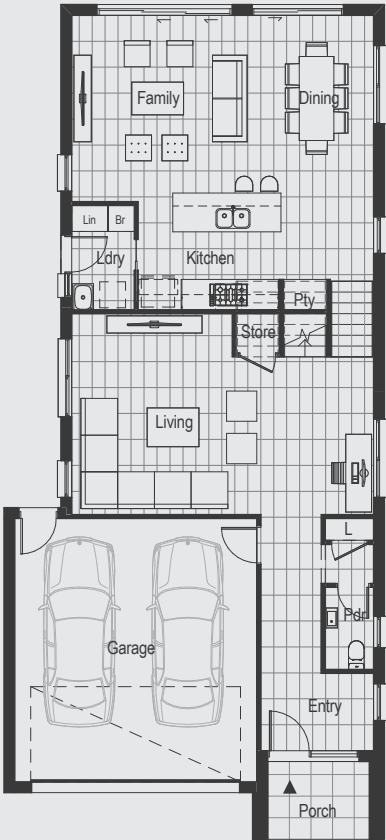
Efficient, functional and flexible, the four bedroom Avondale provides the ultimate opportunity for tailoring to your specific needs. Catering for 10m lots, the Avondale ensures the smartest use of its space with a free-flowing design that offers large, versatile, open spaces.

The Avondale provides the flexibility of a ground floor guest bedroom option, and a living room to first floor option, depending on your requirements. If cooking is paramount in the household, there is an option to expand the kitchen area accordingly.

SPECIFICATIONS

4 2.5 2

Total Size	261.68m ²	28.17sq
Ground Floor Living	105.52m ²	11.36sq
First Floor Living	113.68 ²	12.24sq
Porch	4.89m2	0.53sq
Garage	37.6m ²	4.05sq



Floorplan indicates Contemporary façade

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Highbury

10m frontage

Enjoy new heights of living with the Highbury. Upon entering, the breathtaking high ceiling gives visitors and residents an immediate sense of space and opulence.

The warm entrance then flows straight through to the living, perfect for entertaining, and then flows seamlessly into the adjoining kitchen and dining area. The four bedrooms are situated upstairs, with the master bedroom boasting a walk-in-robe, adjoined to a private ensuite.

Efficient, functional and flexible, the Highbury also allows the option of a ground floor guest bedroom, and a living area on the first floor.

SPECIFICATIONS

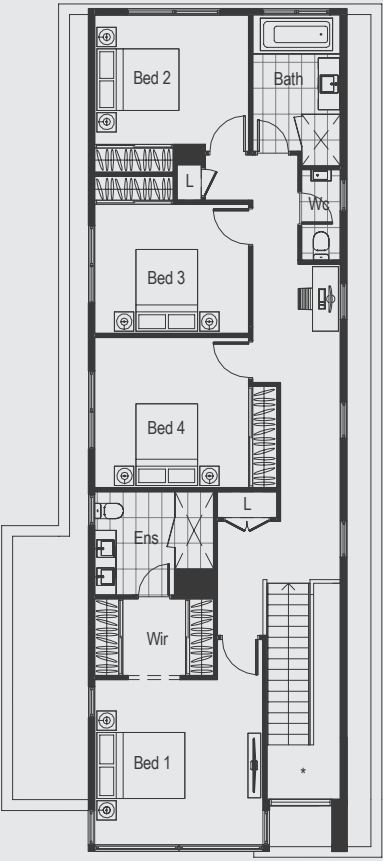
4  2.5  2 

Total Size	267.34m ²	28.78sq
Ground Floor Living	109.89m ²	11.83sq
First Floor Living	115.55m ²	12.44sq
Porch	3.22m ²	0.35sq
Garage	38.69m ²	4.16sq



Ground floor

Floorplan indicates Contemporary façade



First floor

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Cambridge

10m frontage

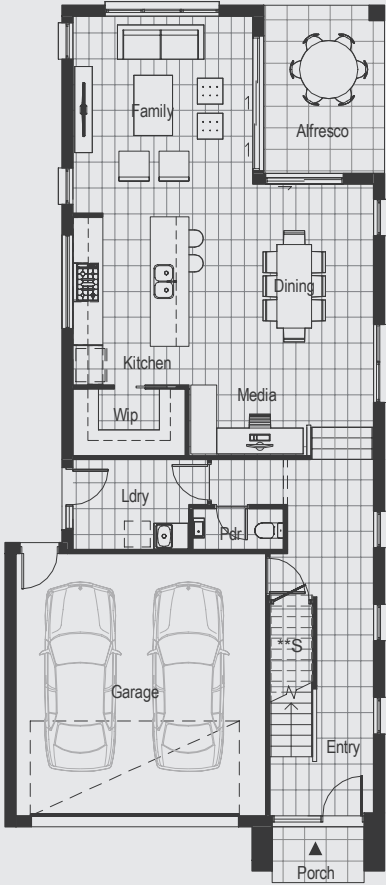
The Cambridge is designed to put family first. Its open plan living, dining, family area provides a relaxed, spacious setting for family and guests. The media area sits close by, allowing you to keep on top of work, without having to miss out on any of the action.

The Cambridge also includes a beautiful alfresco area, and is the only 10m design to offer this feature. The four bedrooms are situated upstairs, along with a living area for entertaining and relaxing. A full size laundry and an option for a butlers pantry is on offer to ease the domestic duties.

SPECIFICATIONS

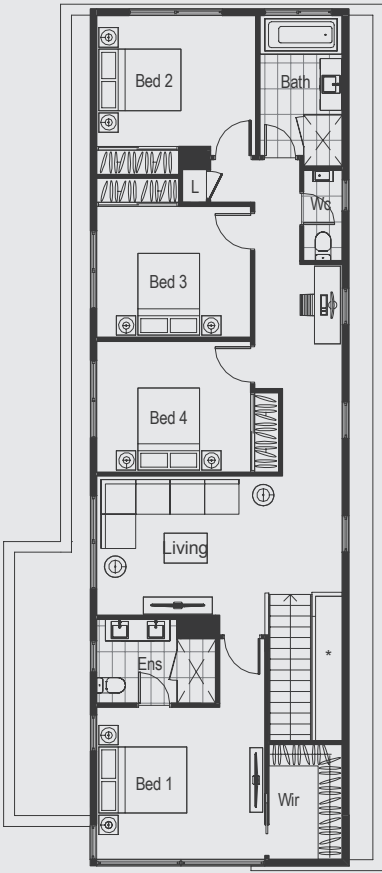
4  2.5  2 

Total Size	273.86m ²	29.48sq
Ground Floor Living	101.66m ²	10.94sq
First Floor Living	119.34m ²	12.85sq
Porch	3.25m ²	0.35sq
Garage	38.69m ²	4.16sq
Alfresco	10.92m ²	1.18sq



Ground floor

Floorplan indicates Contemporary façade



First floor

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Total Size	385.42m ²
Ground Floor Living	147.91m ²
First Floor Living	169.38m ²
Porch	3.00m ²
Garage	36.29m ²
Balcony	5.38m ²



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Total Size	405.98m ²
Ground Floor Living	167.96m ²
First Floor Living	178.20m ²
Porch	3.12m ²
Garage	36.51m ²
Balcony	5.18m ²
Alfresco	15.02m ²



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Clarendon

12.5m frontage

The presence of the Clarendon is immediate – from the entry, through the central stairway, the oversized formal and casual living areas coexist perfectly with the modern kitchen, walk-in pantry and laundry.

The ground floor oozes entertaining options, encouraging you to utilise the generous alfresco area. A guest bedroom with walk-in robe and ensuite complete the ground floor plan, as does the potential for a sixth bedroom through conversion of the secondary living area.

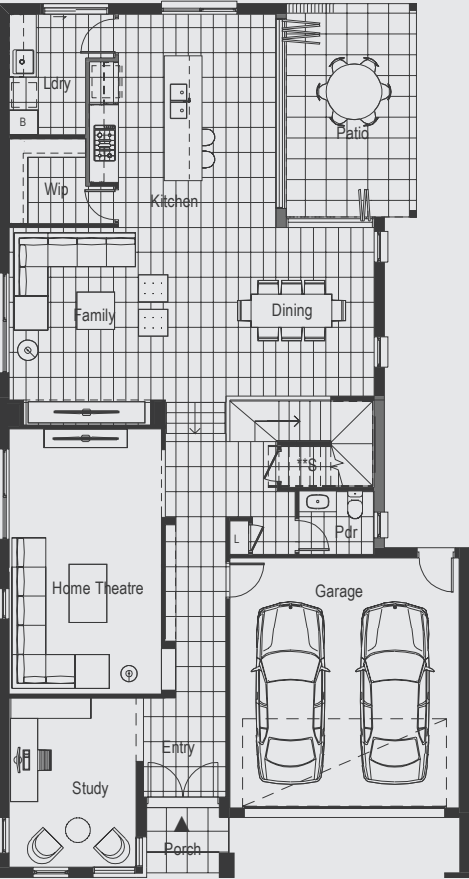
Upstairs is for relaxing, featuring a third living area and four generous bedrooms (master with walk-in robe and ensuite with double vanity).

The Clarendon is all about entertaining, whether it be a large party or intimate gathering.

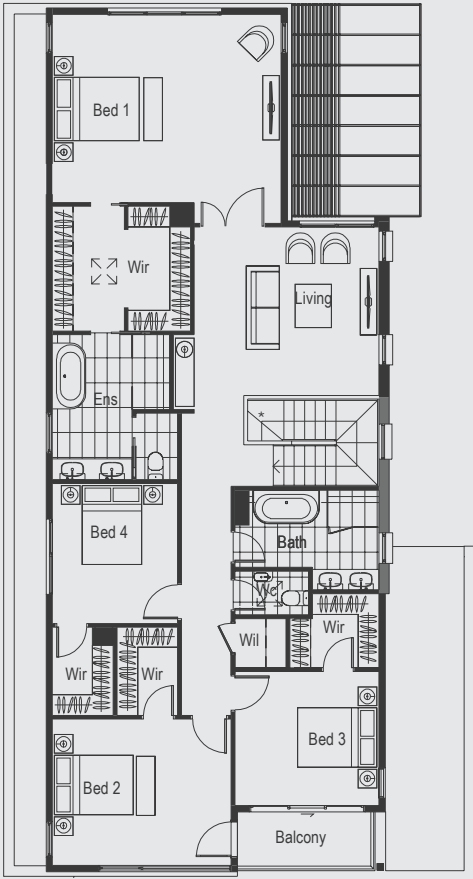
SPECIFICATIONS

5 3.5 2

Total Size	366.49m ²
Ground Floor Living	150.98m ²
First Floor Living	155.14m ²
Porch	3.15m ²
Garage	36.46m ²
Balcony	5.41m ²
Alfresco	15.36m ²



Ground floor



First floor

Floorplan indicates Classic façade

DESIGN OPTIONS

Home Theatre Ground Floor Bedroom First Floor Living First Floor Five Bedrooms Void

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Clarendon

14m frontage

The presence of the Clarendon is immediate – from the entry, through the central stairway, the oversized formal and casual living areas coexist perfectly with the modern kitchen, walk-in pantry and laundry.

The ground floor oozes entertaining options, encouraging you to utilise the generous alfresco area. A guest bedroom with walk-in robe and ensuite complete the ground floor plan, as does the potential for a sixth bedroom through conversion of the secondary living area.

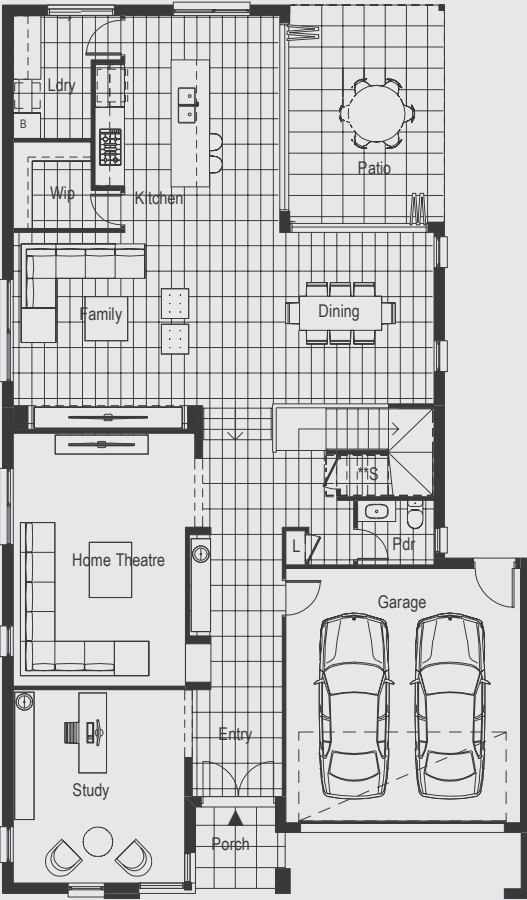
Upstairs is for relaxing, featuring a third living area and four generous bedrooms (master with walk-in robe and ensuite with double vanity).

The Clarendon is all about entertaining, whether it be a large party or intimate gathering.

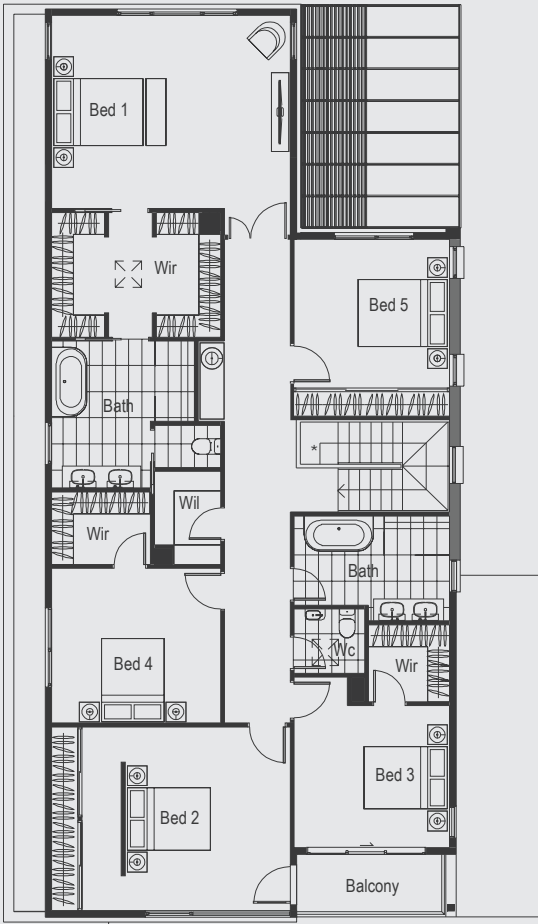
SPECIFICATIONS

5 3.5 2

Total Size	404.73m ²
Ground Floor Living	168.30m ²
First Floor Living	172.15m ²
Porch	4.05m ²
Garage	36.73m ²
Balcony	6.10m ²
Alfresco	17.41m ²



Ground floor



First floor

Floorplan indicates Classic façade

DESIGN OPTIONS

Home Theatre Ground Floor Bedroom First Floor Living First Floor Five Bedrooms Void

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York

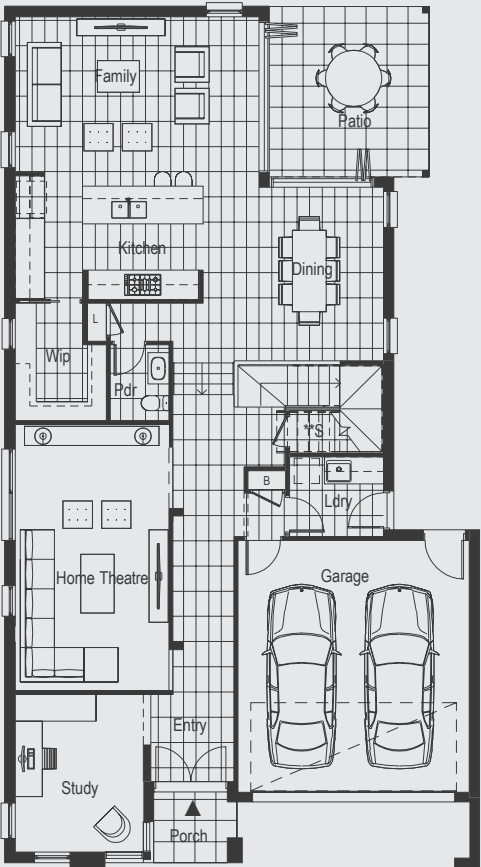
12.5m frontage

Beyond, enormous living spaces await, both formal and casual. Entertaining becomes a breeze as large family areas and the designer kitchen flow effortlessly on to the outdoor living area.

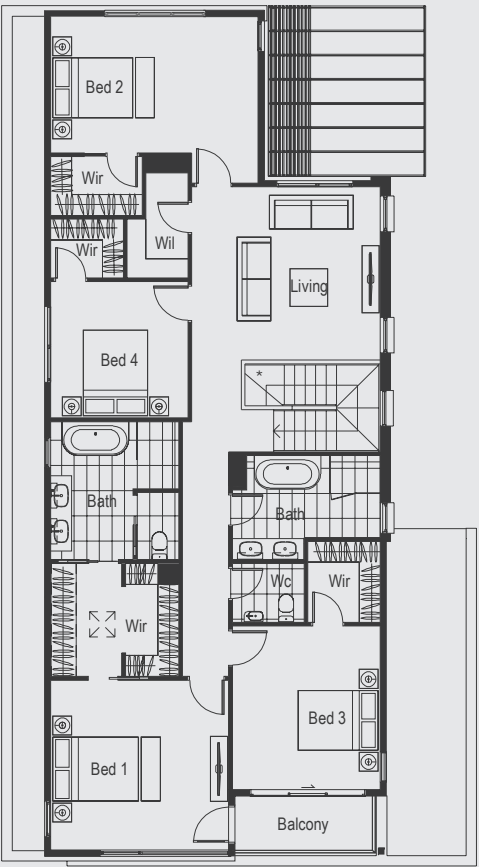
The York features two separate downstairs living zones, and an additional upstairs sitting area, and incorporates five generous bedrooms including a downstairs guest bedroom (master and guest with walk-in robe and ensuite). The York can also provide for a sixth bedroom through conversion of the secondary downstairs living area.

The York is versatile and accommodating, welcoming diverse lifestyles across two levels of luxury living.

SPECIFICATIONS	
5 3.5 2	
Total Size	353.56m ²
Ground Floor Living	144.82m ²
First Floor Living	148.31m ²
Porch	3.34m ²
Garage	36.46m ²
Balcony	5.20m ²
Alfresco	15.43m ²



Ground floor



First floor

DESIGN OPTIONS

○ Home Theatre ○ Ground Floor Bedroom ○ First Floor Living ○ First Floor Five Bedrooms ○ Void

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York

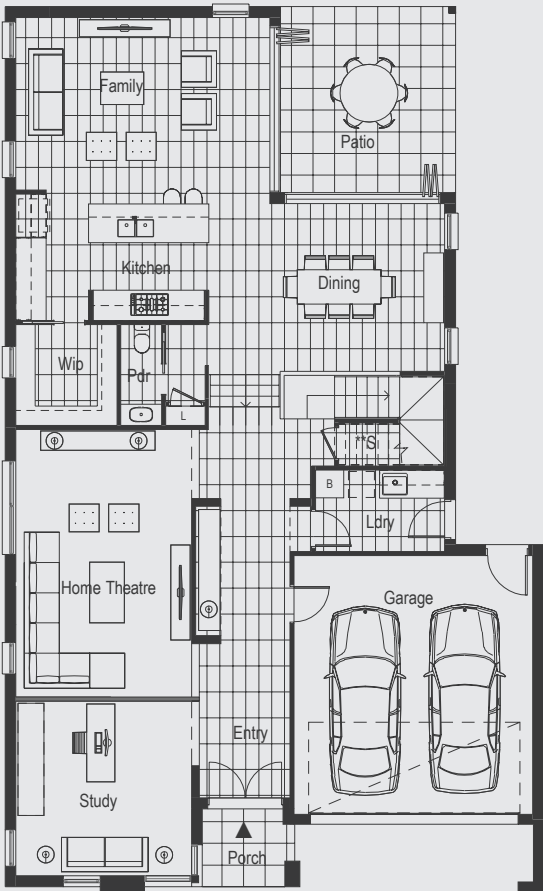
14m frontage

Beyond, enormous living spaces await, both formal and casual. Entertaining becomes a breeze as large family areas and the designer kitchen flow effortlessly on to the outdoor living area.

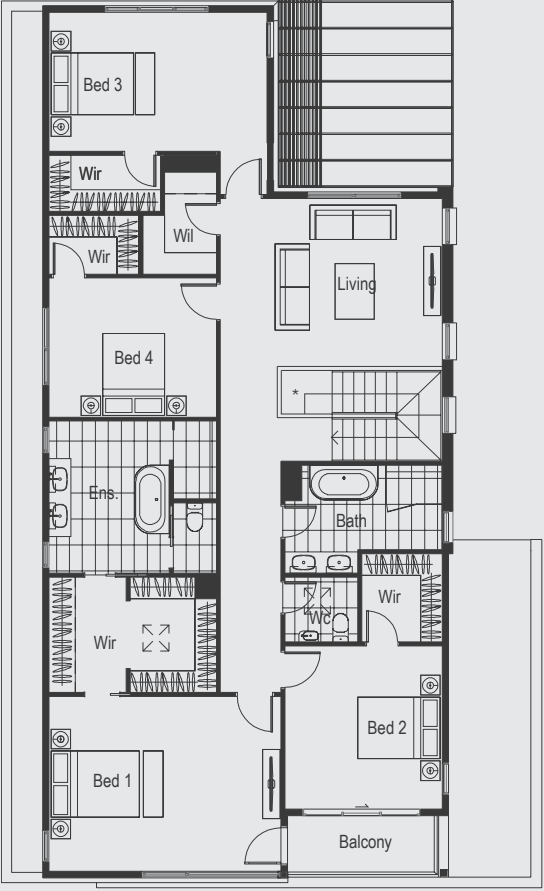
The York features two separate downstairs living zones, and an additional upstairs sitting area, and incorporates five generous bedrooms including a downstairs guest bedroom (master and guest with walk-in robe and ensuite). The York can also provide for a sixth bedroom through conversion of the secondary downstairs living area.

The York is versatile and accommodating, welcoming diverse lifestyles across two levels of luxury living.

SPECIFICATIONS	
5 3.5 2	
Total Size	393.33m ²
Ground Floor Living	162.70m ²
First Floor Living	167.54m ²
Porch	3.83m ²
Garage	36.52m ²
Balcony	5.30m ²
Alfresco	17.46m ²



Ground floor



First floor

DESIGN OPTIONS

○ Home Theatre ○ Ground Floor Bedroom ○ First Floor Living ○ First Floor Five Bedrooms ○ Void

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Claremont

12.5m frontage

The immediate sense of light and space sets the tone for an enormous open plan ground floor, consisting of a vast living, separate family, and modern designer kitchen, flowing on to the covered outdoor alfresco.

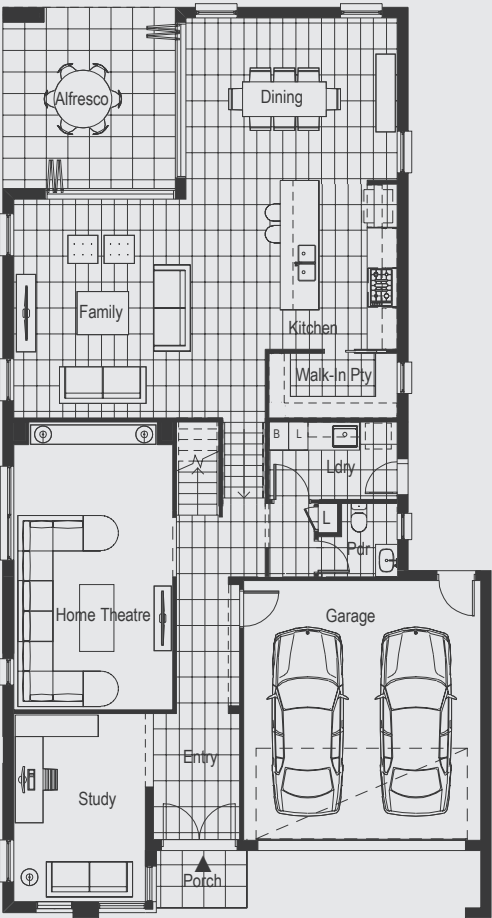
Five large bedrooms are a feature, with optional sixth through conversion of the secondary living area – the master and downstairs guest bedrooms feature a walk-in robe and ensuite. Upstairs, the emphasis on generous living continues, with a huge rumpus adding an extra string to this already impressive bow.

Whether you have a growing family, or you simply want to entertain in style, the Claremont is the ideal home for relaxed, modern living.

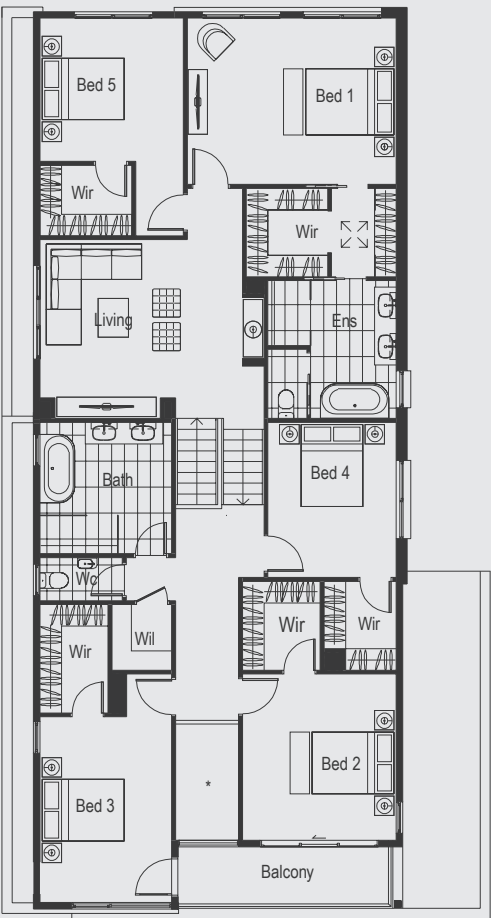
SPECIFICATIONS

5 3.5 2

Total Size	381.60m ²
Ground Floor Living	147.80m ²
First Floor Living	171.51m ²
Porch	2.79m ²
Garage	36.28m ²
Balcony	6.46m ²
Alfresco	16.76m ²



Ground floor



First floor

DESIGN OPTIONS

○ Home Theatre ○ Ground Floor Bedroom ○ First Floor Living ○ Void

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Claremont

14m frontage

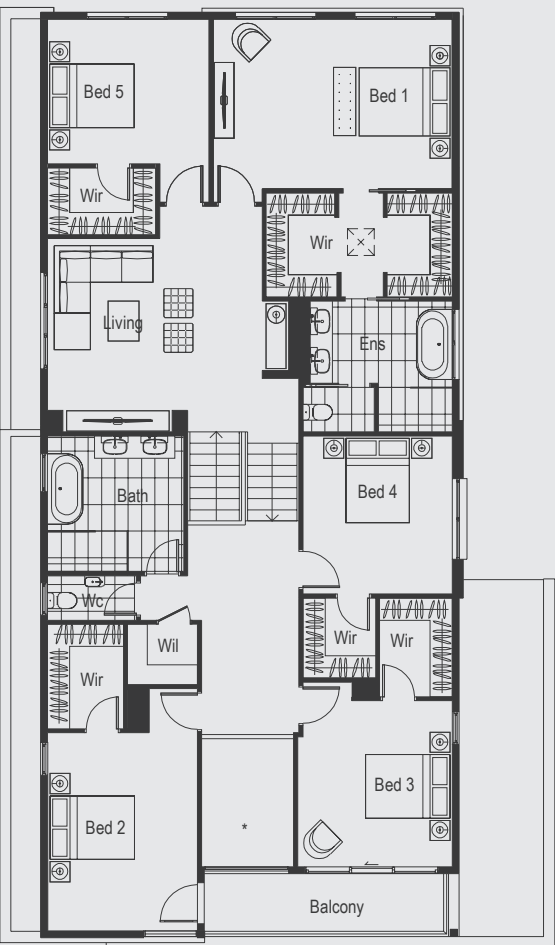
SPECIFICATIONS

5 3.5 2

Total Size	421.72m ²
Ground Floor Living	166.10m ²
First Floor Living	187.30m ²
Porch	3.16m ²
Garage	36.62m ²
Balcony	9.51m ²
Alfresco	19.03m ²



Ground floor



First floor

DESIGN OPTIONS

○ Home Theatre ○ Ground Floor Bedroom ○ First Floor Living ○ Void

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Floorplan indicates Classic façade

Floorplan indicates Classic façade

CONTEMPORARY FAÇADE

Contemporary family living has rarely been better, with a façade that perfectly combines open space with warmth.

CONTEMPORARY FAÇADE

The lavish textural variety offered with the Contemporary façade presents an innovative architectural delight, whilst exuding an aura of warmth and serenity.

The light first floor pavilion consists of modern highlight windows, and the downstairs feature render is complemented with distinctive masonry. The battened pergola entrance is the perfect welcoming statement when guests arrive.



Contemporary façade – Artist's impression

CLASSIC FAÇADE

*Understated yet luxurious,
the Classic façade offers timeless elegance.*

CLASSIC FAÇADE

The magnificence of the Classic Façade is apparent at first sight. The prominent feature stone highlights the beautiful architectural detail, as does the low roof profile, which exhibits the refined and smart design aesthetic inherently apparent with the sophisticated Classic Façade.



Classic façade – Artist's impression

MODERN FAÇADE

*Modern living meets progressive
and innovative architectural design.*

MODERN FAÇADE

The Modern façade demands attention with its clean and dynamic design. The large front facing windows allow natural light to stream in, and create a warm atmosphere throughout the home. The varied textures and materials have been carefully considered to provide a stylish exterior that exudes luxury.



Modern façade – Artist's impression

URBAN FAÇADE

Providing two levels of effortless, efficient sophistication, the Urban façade presents a new standard of quality.

URBAN FAÇADE

The Urban façade offers a harmonious duality between its two beautifully designed levels. The distinctive rendered upper level offers a sleek, stylish design that complements the grand lower level entrance. Full length, exquisitely glazed windows look out to the balcony, adding additional light and style.



Urban façade – Artist's impression

IMPERIAL FAÇADE

Statement timber, feature stone, the Imperial façade will impress you every time you come home.

IMPERIAL FAÇADE

Come home to your own empire, spread across two levels the imperial façade features statement timber work that blends seamlessly with the natural stonework, or select a colour to suit with the added option of exposed brick too. Designed to fit comfortably with the natural, tranquil surrounds, the Imperial is sure to impress.



Imperial façade - Artist's impression

METROPOLITAN FAÇADE

*Discover metropolitan living
in the leafy eastern suburbs.*

METROPOLITAN FAÇADE

Sharp, crisp edges meet a combination of carefully-selected quality materials to create an architectural masterpiece that is the superb Metropolitan façade. Discover the modern render blended with feature stonework spread across two levels or select from an array of colour options to suit your style.



Metropolitan façade – Artist's impression

Tullamore Collection

Fittings & Finishes.

KITCHEN

- » Innovative kitchen designs inspired by the latest european trends
- » Quality Smeg stainless steel kitchen appliances:
 - 900mm electric thermosteal multifunction function oven
 - 900mm gas cooktop with wok-burner and auto ignition
 - 900mm fully concealed ducted rangehood unit
 - Semi integrated dishwasher with stainless steel fascia
- » 40mm edge reconstituted stone benchtops with waterfall end panels
- » Tile splashback
- » Double bowl stainless steel under mount sink
- » Soft close drawers
- » Integrated bin drawer
- » Mixer tap in chrome finish

LAUNDRY

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

ENSUITE AND BATHROOMS

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

INTERIOR DETAILING

- » Ceiling height to ground floor minimum 2.70m and 2.40m to first floor
- » Premium square set cornices throughout
- » Contemporary lever handle internal door furniture

EXTERIOR DETAILING AND FEATURES

- » Colorbond or concrete low-profile tile roofing (refer façade design)
- » Low maintenance aluminium powder-coated windows

- » Contemporary linear pull on entry door
- » Remote controlled sectional overhead Colorbond garage door
- » External light to front entrance, rear and balcony (where applicable)
- » Front yard landscaping

ELECTRICAL AND SAFETY

- » Hard wired smoke detectors with battery back-up
- » Hard wired entry video doorbell
- » Minimum 2 data points
- » Minimum 4 TV 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 with programmable thermostat and zoning

PEACE OF MIND

- » 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



Turnkey Features

& Upgrades Available

TURNKEY FEATURES

- » Rear garden landscaping with patio tiling, plus landscape irrigation system
- » Stone paved pedestrian path to front entry porch
- » Reinforced coloured concrete driveway
- » Flyscreens to operable windows
- » 1.80m timber paling fencing with stain finish or powder-coated picket slat fence and/or rendered or face block masonry walls to suit site conditions
- » Letterbox
- » TV antenna including splitter
- » Clothes line

UPGRADES AVAILABLE

- » Supernatural Ultra 40mm edge reconstituted stone to kitchen benchtops and
- » Waterfall end panels
- » Supernatural Ultra 20mm reconstituted stone to ensuite/s and bathroom benchtops
- » Reconstituted stone splashback to match benchtop selection
- » Smeg microwave with trim kit
- » Miele appliance package with 900mm gas cooktop, electric oven and concealed
- » Ducted rangehood with 600mm semi integrated dishwasher
- » Miele built in microwave
- » Miele induction cooktop
- » Qasair 900mm fully concealed twin motor ducted rangehood
- » Integrated French door fridge with joinery door panels
- » Kitchen under bench wine fridge
- » Kitchen chilled, sparkling, boiling water zip tap with font
- » Feature sink mixer with pull out spray
- » Water point to fridge space
- » Feature ceiling light option to kitchen island
- » LED strip light to underside of kitchen overhead cupboards

- » Polyurethane finish to kitchen joinery
- » Polyurethane finish to ensuite/s and bathroom mirror cabinet and vanity unit
- » 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
- » White or timber grain melamine wardrobe fitout options
- » White colour back glass to sliding wardrobe doors to select plans
- » Privacy latches to all bedrooms
- » Security alarm system
- » External gas point to rear courtyard
- » Ducted vacuum system
- » Add on cooling
- » Tile and carpet floor covering options
- » Timber flooring
- » Timber finish to stairs
- » Solar roof panels with Tesla Powerwall 2 battery storage and intelligent energy management system



TULLAMORE.MIRVAC.COM



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. Version three. Printed June 2020.