

∞ EDITION

by mirvac



Combining modern sophistication with beautiful reserve
outlooks and connections to nature, your new 8 Edition home
perfectly positions you at the height of Tullamore.

From grand gestures including your own elevator to lift you
into the treetops to finer details such as stone benchtops and feature
tapware, 8 Edition interiors offer refined and luxurious living.

Commanding superb views, the 8 Edition is an exquisite new Tullamore address.

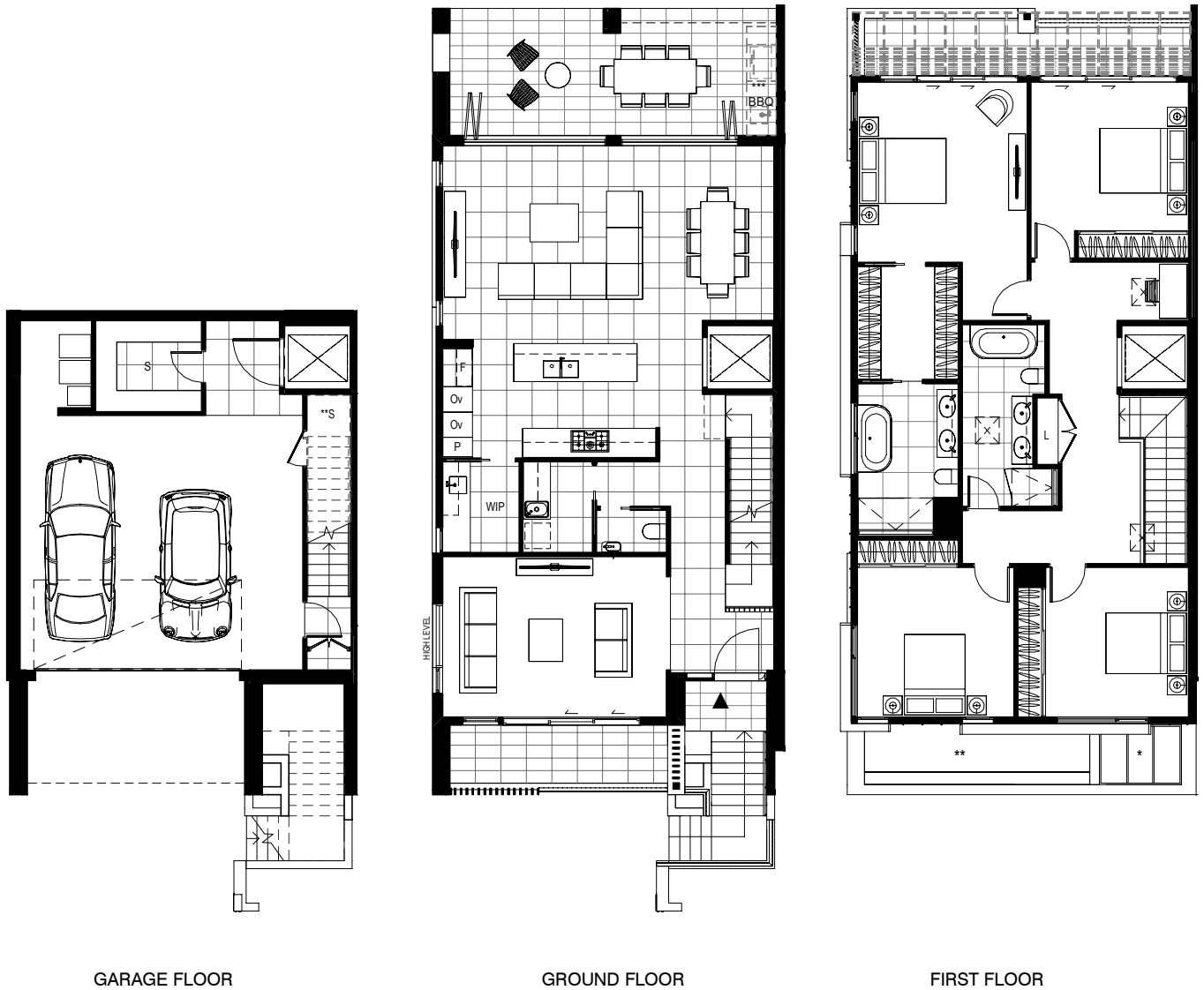


8 EDITION TYPE A

4 BEDROOM WITH DOWNSTAIRS FAMILY + LIFT

4 2.5 2

Total size	355.95 m ²
Ground Floor Living	111.52 m ²
First Floor Living	123.75 m ²
Deck	20.65 m ²
Patio	24.30 m ²
Porch	2.66 m ²
Garage	73.06 m ²



GARAGE FLOOR

GROUND FLOOR

FIRST FLOOR

Note - Please note that this document is a guide only and was prepared prior to completion. The information contained herein is believed to be correct but is not guaranteed. Colours are indicative and purchases should view finishes on colour sample board. Dimensions are approximate and areas are calculated in accordance with the Property Council of Australia method of Measurement. Changes will undoubtedly be made during the development and dimensions, areas, fittings, and finishes and specifications are subject to change without notice in accordance with the provisions of the contract of sale.

0 1 2 4m

Areas subject to final survey, area includes balcony and/or terrace where applicable. It excludes parking and external storage areas.

LOCATION PLAN



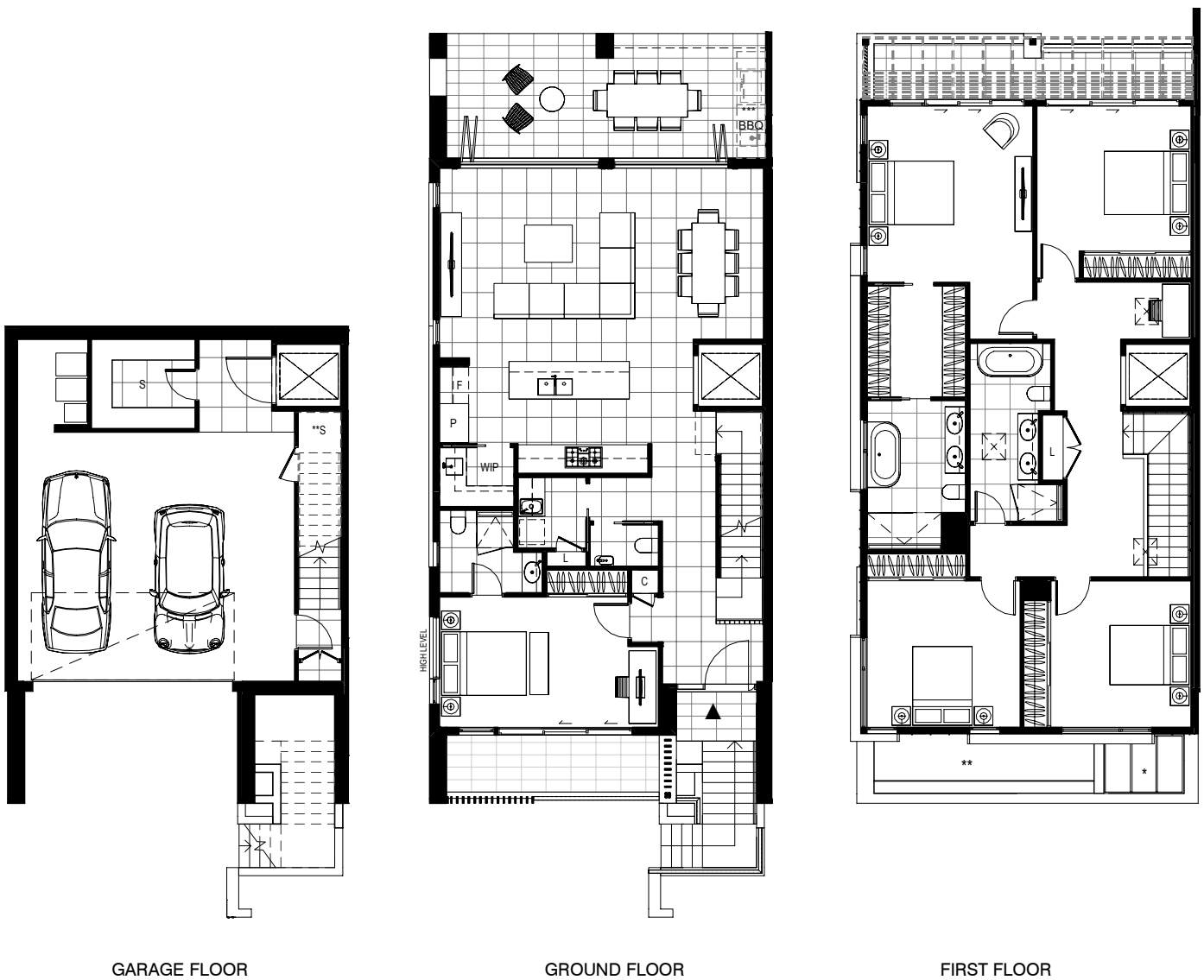
- * Void
- ** Non-Trafficable Roof
- *** Optional Built in BBQ
- **S Low Head Height Storage

8 EDITION TYPE B

5 BEDROOM WITH DOWNSTAIRS GUEST ROOM + LIFT

5 3.5 2

Total size	355.95 m ²
Ground Floor Living	111.52 m ²
First Floor Living	123.75 m ²
Deck	20.65 m ²
Patio	24.30 m ²
Porch	2.66 m ²
Garage	73.06 m ²



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0 1 2 4m
 Areas subject to final survey, area includes balcony and/or terrace where applicable. It excludes parking and external storage areas.

LOCATION PLAN

- * Void
- ** Non-Trafficable Roof
- *** Optional Built in BBQ
- **S Low Head Height Storage

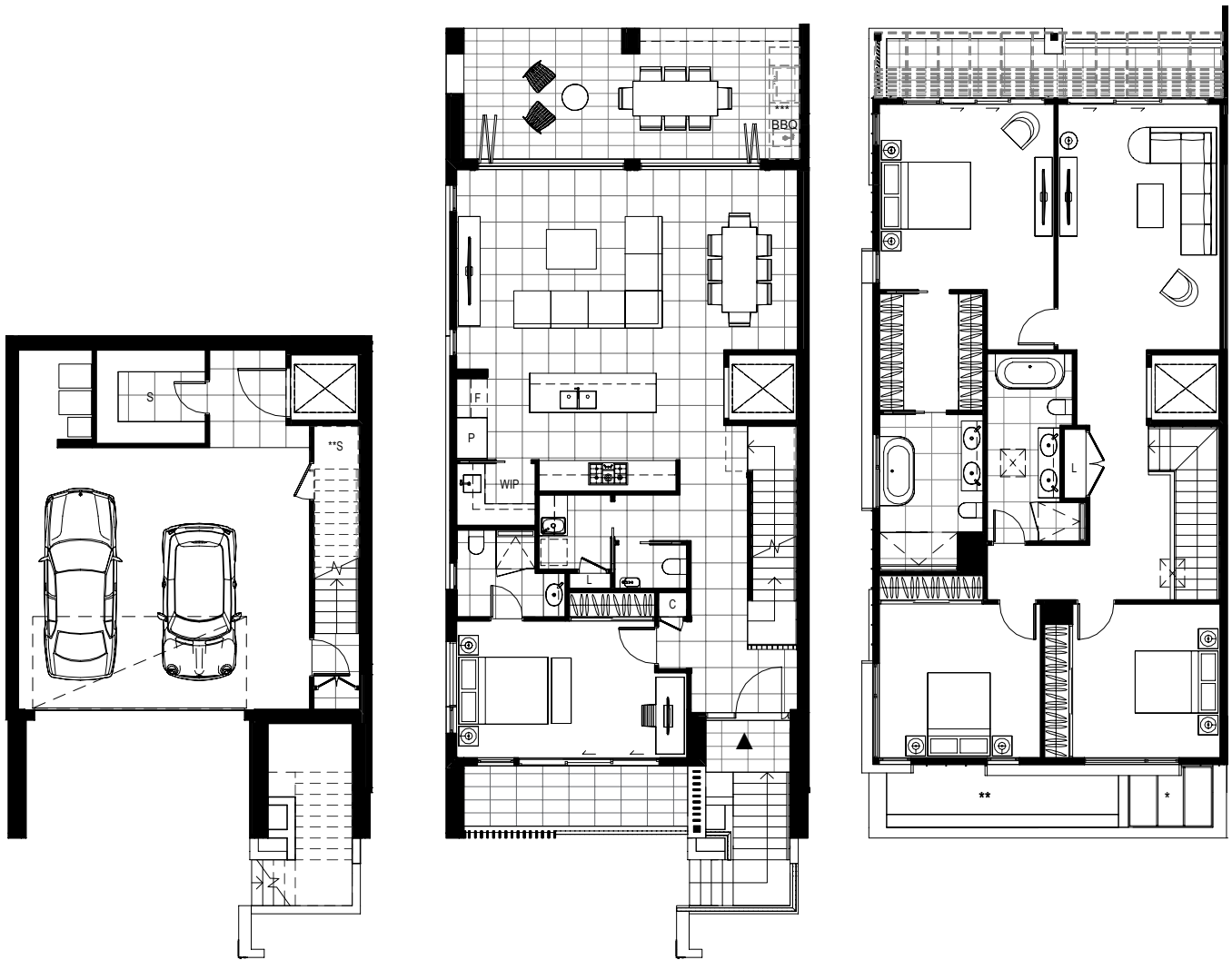


8 EDITION TYPE C

4 BEDROOM WITH DOWNSTAIRS GUEST ROOM + UPSTAIRS FAMILY + LIFT

4 3.5 2

Total size	355.95 m ²
Ground Floor Living	111.52 m ²
First Floor Living	123.75 m ²
Deck	20.65 m ²
Patio	24.30 m ²
Porch	2.66 m ²
Garage	73.06 m ²



GARAGE FLOOR

GROUND FLOOR

FIRST FLOOR

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0 1 2 4m

Areas subject to final survey, area includes balcony and/or terrace where applicable. It excludes parking and external storage areas.

LOCATION PLAN



- * Void
- ** Non-Trafficable Roof
- *** Optional Built in BBQ
- **S Low Head Height Storage

STANDARD INCLUSIONS

KITCHEN

- » Innovative kitchen design inspired by the latest european trends
- » Quality Miele stainless steel kitchen appliances
 - 600mm or 900mm Electric oven (refer plan type selection)
 - 900mm Gas cooktop with wok-burner and auto ignition
 - 900mm Fully concealed ducted rangehood unit
 - Semi integrated dishwasher with stainless steel fascia
 - Built in microwave oven
- » Supernatural reconstituted stone benchtops with 40mm edge and waterfall end panels
- » Supernatural reconstituted stone splashback to match benchtop selection
- » Polyurethane finish to kitchen joinery with shark nose pulls
- » Double bowl stainless steel undermount sink with chrome mixer tap
- » Soft close drawers
- » Under sink bin drawer with servo drive
- » LED strip light to underside of kitchen overhead cupboards
- » Walk in pantry with under mount single bowl sink and overhead open shelves

ENSUITE AND BATHROOMS

- » Full height tiling to ensuite/s and bathroom with feature wall tile
- » Full height clear glass panel screen to select showers
- » Supernatural reconstituted stone vanity benchtops with 40mm edge
- » Polyurethane finish to ensuite/s and bathroom vanity unit with shark nose pulls
- » Feature freestanding back to wall bath
- » WC with concealed cistern and soft close seat
- » Chrome mixer taps
- » Shower on rail with overhead ceiling shower to ensuite/s and bathroom
- » Designer towel rail, toilet roll holder and robe hook in chrome finish

LAUNDRY

- » Flushline stainless steel trough with chrome mixer and joinery unit
- » Tiled splashback

INTERIOR DETAILING

- » Interiors selected and designed by Mirvac's in-house interior design experts
- » Carpet
- » Large format porcelain floor tiles
- » 2.70m ceiling height to ground floor and 2.40m to first floor
- » Lift car to all levels
- » Premium square set cornices throughout
- » Timbergrain melamine full carcass wardrobe fit out to master bedroom
- » Contemporary lever handle internal door furniture

EXTERIOR DETAILING

- » Zinalume and/or Colorbond roofing where applicable
- » 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 main balconies
- » TV antenna including splitter

LANDSCAPING AND FENCING

- » Fully landscaped front and rear garden with stone paved pedestrian path to entry porch
- » Reinforced coloured concrete driveway
- » Powder-coated picket slat fence and/or rendered or face brick/block masonry fencing

ELECTRICAL AND SAFETY

- » Homes pre-wired for add-on monitored security system
- » Hard wired smoke detectors with battery back-up
- » Minimum 2 telephone points
- » Minimum 6 data points
- » Minimum 6 TV points
- » Minimum 6 USB charging points integrated to powder 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 and study area (where applicable)
- » 1 external power point to ground level rear



HEATING/COOLING

- » Gas ducted heating system with programmable thermostat, zoning and add on cooling

SUSTAINABLE DESIGN INITIATIVES

- » 6 Star building fabric
- » Solar with gas boosted instantaneous hot water system
- » 5KW Solar roof panels with Tesla Powerwall 2 battery storage and Evergen
- » intelligent energy management 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

- » Supernatural Ultra reconstituted stone benchtops with 60mm edge and waterfall end panels
- » Supernatural Ultra reconstituted stone vanity benchtops with 60mm edge
- » Feature kitchen mixer with pull out spray
- » Servo drive to all under bench drawers to kitchen
- » Kitchen under bench wine fridge
- » Chilled, boiling and sparkling water Zip tap to kitchen island
- » Feature pendant light to island bench
- » Integrated Fisher and Paykel French door refrigerator
- » Blum Aventos lift up overhead cupboards with servo drive
- » Privacy latches to all bedrooms
- » Timber veneer finish to ensuite/s and bathroom vanity unit
- » In-floor heating to ensuite/s and bathroom
- » Bespoke bedroom wardrobe fitout option
- » Security alarm system
- » Video Intercom to front entry
- » Ducted vacuum system
- » Outdoor kitchen with sink and gas BBQ
- » 378 bottle wine cellar fitout with Eurocave temperature control, custom joinery and glass door
- » Timber finish to stairs
- » Timber flooring

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