



# CHARLTON HOUSE

AT ASCOT GREEN

by mirvac

# INTRODUCING CHARLTON HOUSE



## LIVE YOUR MOMENT

Mirvac and Brisbane Racing Club are pleased to introduce Charlton House, an elegant series of residences located within a heritage rich pocket of one of Brisbane's most prestigious suburbs, Ascot. Presenting a new opportunity to live at Ascot Green alongside the historic charm of the iconic Eagle Farm Racecourse, Charlton House balances architectural innovation with quintessential Queensland liveability.

Surrounded by rolling lawns, mature native trees, and outstanding wellness-oriented resident amenity, Charlton House sits within a verdant oasis and established community only 6kms\* from Brisbane's CBD. Embracing the best of both worlds, this is an opportunity to live your best life - in the moment, in your moment.

\*Distance is approximate only and calculated as the crow flies.



BRISBANE  
RACING CLUB

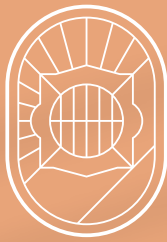




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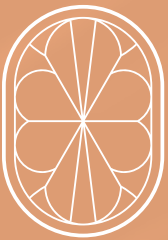
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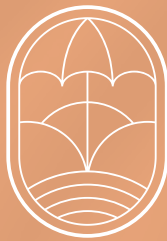
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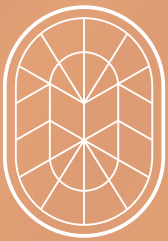
LIFE AT CHARLTON HOUSE  
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ASCOT VILLAGE CHARM  
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THE GOLDEN ERA  
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THE WINNING TEAM  
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## TRACK RECORD



### THE NEXT CHAPTER

Charlton House marks the third chapter in Mirvac's Ascot Green community at Eagle Farm Racecourse. Extending on the already flourishing precinct with its sold out residential offerings at Ascot House and Tulloch House, alongside wellness amenity perfectly attuned to Queensland's temperate climate and love of outdoor living, Charlton House unifies future-focussed architectural innovation with the graceful heritage of the racetrack's grandstands.

Surrounded by mature trees and expansive green spaces, Ascot Green is a rare sanctuary on the threshold of Brisbane's dynamic urban centre with Charlton House presenting a discerning and holistic lifestyle inspired by balance.





DOOMBEN RACECOURSE

NUDGE ROAD

FUTURE BRC DEVELOPMENT SITE

ASCOT GREEN (FUTURE DEVELOPMENT SITE)

ASCOT CHILDCARE AND ELC

FUTURE BRC DEVELOPMENT SITE

FUTURE PARKLAND

RACECOURSE VILLAGE

GALLOPERS SPORTS CLUB

ASCOT AQUATICS CENTRE

TULLOCH HOUSE

BRETT'S WHARF FERRY TERMINAL

ASCOT HOUSE

CHARLTON HOUSE

AT ASCOT GREEN

RACECOURSE ROAD

BRISBANE CBD



22 MIN\*



5 MIN\*



5 MIN\*

RACING AMENITY

## ASCOT GREEN MASTERPLAN

Ascot Green is set within a subtropical garden defined by mature trees, lush grounds, and vibrant seasonal colour.

Public open space is woven throughout the landscape, drawing upon the site's rich character. Taking its cue from linear park designs, the landscaping will connect the apartments, Brisbane Racing Club and Eagle Farm Village.

Roads, footpaths and bicycle trails connect residents to the racetrack and village life. Beautifully landscaped, blooming Jacarandas and Fig trees provide dappled shade, while avenue trees announce your arrival.

Charlton House and future development areas shown are an artist's impression. Indicative only and subject to change. It is presently the intention of Mirvac that Ascot Green will be a multi stage development with Ascot House and Tulloch House already completed. It is anticipated that the lot will form part of the community titles scheme known as "Charlton House and Tower D" which is intended to be carried out in 2 stages. Any further stages (either commercial or residential) are proposed only and subject to approval. Please note parts of the land surrounding Ascot Green shown do not form part of Mirvac's Development Site (External Area). The areas noted as 'Proposed Future Development' are not being developed by Mirvac and are outside of Mirvac's control and subject to Authority approvals. Purchasers should make their own enquiries in relation to these proposed future developments. Buyers should make their own enquiries to the relevant authorities regarding approval of proposed future stages. Landscaping and Embellishments - The depiction of landscaping, footpath paving, street tree planting, the embellishment of parks, playgrounds and alike on the plan is indicative only and are subject to change. The depictions on the plan do not necessarily reflect final designs which require the input and approval of various authorities. Mirvac does not give any warranty or make any representations, expressed or implied about the completeness or accuracy of any information in this document or provided in connection with it. This document is not binding on Mirvac and is not intended to be relied upon. Mirvac expressly disclaims any and all liability relating to, or resulting from, the use of, or reliance on, any information contained in this document by any persons. \*References to time are approximate only and are calculated by car and on foot, as indicated, via the shortest route. Prepared as at November 2021.



ASCOT HOUSE — COMPLETED 2018



TULLOCH HOUSE — COMPLETED 2021



# ASCOT GREEN MASTERPLAN

## A STORY OF PLACE

Mirvac's vision for Ascot Green began with the early success of its first sold out building - Ascot House. Introducing a lifestyle of elegance and convenience with enviable proximity to Eagle Farm village and the allure of its expansive garden setting, Ascot House exemplified superb modern Australian liveability elevated by its unique heritage context. Tulloch House expanded the offering further and established Ascot Green as a vibrant, innovative neighbourhood. Charlton House, emerging at the heart of this now flourishing precinct, embodies the spirit of community and Queensland's authentic natural beauty.





Artist's impression. Architecture, services and finishes are indicative only and subject to change.  
Furnishings are not included in this apartment. Views depicted are indicative only.

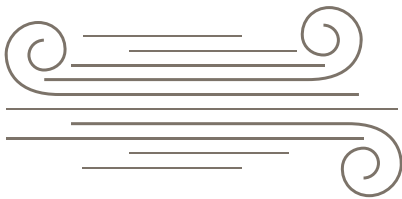
## HOMES THAT BREATHE



### A NEW TAKE ON TRADITION

Brisbane's sub-tropical climate has naturally informed a residential style that emphasises outdoor living. Through thoughtful design, the defining success of the quintessential Queensland home is its capacity to breathe. To open and close to the natural elements and harness the warmth of the winter sun while shading from rain and the summer heat. Charlton House has been designed with the same perfect climatic sentiment. A tiered façade facilitates visual privacy and shade, allowing each residence to draw fresh air in, around and out through the courtyards and balconies which are extensions on interior space. This intrinsic connection to the outdoors also activates the gardens beyond, complimenting a lifestyle which is inspired by outdoor living.



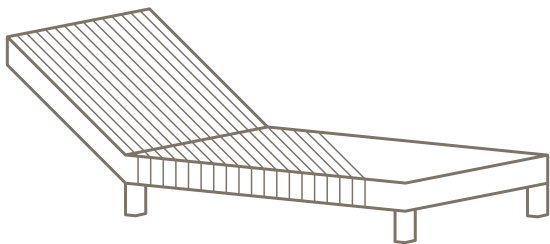


### Cross Ventilation Air Flow

Fresh air flows into residences through intelligent ventilation, drawing the sub-tropical breeze through living spaces.

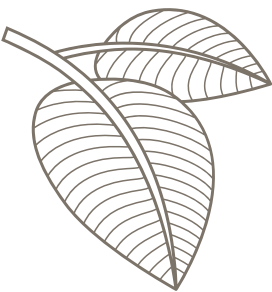
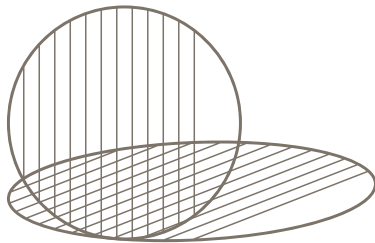
### Indoor and Outdoor Living

Large balconies are integral to Brisbane living extending interior spaces and encouraging time spent outdoors day and night.



### Light and Shade

Vertical screens, large expanses of recessed glazing and considered building orientation all support a perfect balance of natural light and cooling shade.

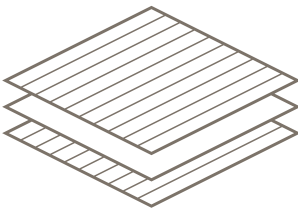
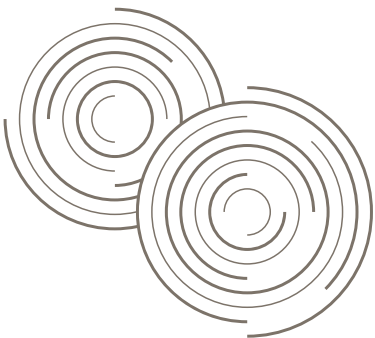


### Screening and Greenery

Inspired by the enclosed verandah, a domestic feature so iconic to Queensland, screening and greenery keep spaces flexible, breathable and perfectly private.

### Spacious Floorplans

Large residences are elevated by fluid navigation, expansive rooms and high ceilings to support the proven wellness benefits of large, light-filled homes.



### Authentic Materials

Aesthetics and sustainability are addressed through the use of natural materials which lend authenticity to homes and harness a timeless, enduring beauty.





Artist's impression. Architecture, services and finishes are indicative only and subject to change. Image shows upgraded finishes and fitting options. Furnishings and window treatments are not included in this apartment.

## THE CHARLTON RESIDENCES

### NATURAL BY DESIGN

Inspired by Queensland's sub-tropical climate, Charlton Residences have been designed to pay respect to nature while nurturing all the lifestyle benefits of living in a warm environment.

Residences are airy, light-filled sanctuaries where timeless neutral palettes are elevated by a layering of tactile materials. Deeply recessed balconies bring shade into living zones which are distinguished by refined finishes and natural stone. With an emphasis on outdoor living, thoughtful planning orients every element outwards towards the sky and green open space and accentuates a gentle interplay between the striking allure of the landscape and the quiet haven of the interior.





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## THE CHARLTON PAVILIONS

### HARNESSING THE ELEMENTS

Charlton Pavilions are expansive residences which nurture togetherness and quiet intimacy. Situated at the top of the building, the Pavilions feature high ceilings and large balconies capturing sweeping panoramic views which amplify space even further. Across two, three or four bedrooms, Charlton Pavilions are defined by a raw luxury expressed through natural tones, reconstituted stone and refined finishes. Outdoor spaces, which open entirely to the interior, extend indoor living zones and bring the outside in.







## THE CHARLTON VILLAS

### THE ART AND ETIQUETTE OF LIVING

The epitome of refined living, Charlton Villas redefine open plan living in Australia. Located at ground level, these residences seamlessly navigate between indoor and outdoor living, anchored by their green surrounds. Framing outdoor views, interiors have been designed to compliment the expansive terrace spaces that extend from living and bedroom zones.

Charlton Villas nurture the art and etiquette of entertaining with expansive open-plan kitchens and a discerning approach to balancing togetherness alongside ample spaces for finding solace. Against a verdant backdrop, these terraces are sophisticated, design-focused havens.



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## LIFE AT CHARLTON HOUSE



### LIVING THE HIGH LIFE

Woven into the rich tapestry of life at Charlton House is a holistic offering of shared resident amenities which employ circular motif designs to support togetherness as well as incorporating private shaded nooks to perfectly support mental and physical wellbeing for today and tomorrow. With aesthetics inspired by nature, the ground floor and rooftop spaces at Charlton House reinstate neighbourhood dynamics in an entirely contemporary way.



## A MOMENT TO CONNECT

### THE LOBBY AND ROOFTOP

From the moment of arrival at Charlton House, a welcoming ambience is instilled through a striking curved entry defined by patterned brickwork and lush greenery. Inside, soaring ceiling heights and natural materials bathed in sunlight create cool respite while glass walls coax deeper navigation to explore the landscaped poolside oasis seen on the other side of the lobby.

Continuing the generous offering of resident amenity is a verdant and design-focused resident rooftop space. Permeable timber screens and lush landscaping temper the robustness of concrete architecture and allow a beautiful interplay of filtered light to fall upon lounge vignettes, a private dining space and a fireplace area.

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Artist's impression was produced prior to planning approval, statutory approval and commencement of construction and is subject to change. The information, image and artist's impression depicting exteriors are intended only as a guide and are not to be relied on as a representative of the final product. Design of the pool is an indicative design and its materials, colours, shape, size and design are not finalised and subject to change.

## A MOMENT TO UNWIND

### THE POOL AND GYM

Fitness is an integral part of daily life for many and, at Charlton House, residents' physical well-being has been intertwined with everyday rhythms. From invigorating early morning workouts, to leisurely post-workout swims.

Combining a timeless and cohesive design language, lush landscaping and state-of-the-art gym, these spaces support the importance of retreat and the opportunity to find a moment to unwind every day.

The pool has been designed with the same consideration for allure and use ensuring that this aquatic oasis becomes a favourite place for both meditative calm or a relaxing social catchup.





## ASCOT VILLAGE CHARM



### A PERFECT BLEND OF PAST AND PRESENT

Ascot Green has blossomed into a charming precinct of graceful beauty which is elevated by the sensitive convergence of old and new. Along streets lined with mature flame trees, the heritage architecture of yesterday has been resurrected at the new Racecourse Village shopping centre which knits together the community. Considering every vital element of daily life, Ascot Green takes advantage of its central location with high connectivity to nearby schools, and Racecourse Road's lifestyle precinct - with boutiques, restaurants, parks and a diverse offering of retail.





#### ASCOT PRESTIGE

Just beyond Ascot Green's heritage listed Lancaster Road gates is all the prestige of Ascot. Revered for the elegant sophistication of its grand old homes alongside the village charm of its high street, Ascot is the epitome of affluent Queensland liveability with family-friendly ambience and old-fashioned neighbourhood values.



#### EAGLE FARM RACECOURSE

Steeped in history, Eagle Farm Racecourse is a perfect combination of old world charm and lifestyle innovation. Ornate, sensitively restored Victorian and Federation buildings sit beside timeless architecture, unified by expansive landscaped gardens. A dynamic annual calendar of events instils spirit, vitality and cultural relevance to steer the precinct into a bright future.







## THE GOLDEN ERA



### AN ADDRESS IMMERSSED IN HISTORY

Established in 1865, Eagle Farm Racecourse has cemented itself into the fabric of Brisbane's social and economic narrative. From its beginnings as a racecourse, to its use in World War II as a training base for thousands of American troops, the racetrack has now come full circle to again retain its place within the elite world of horse racing. A place where racegoers revel amongst the gardens and heritage buildings to cheer on a winner, while also evolving to establish itself as a vibrant new residential precinct.





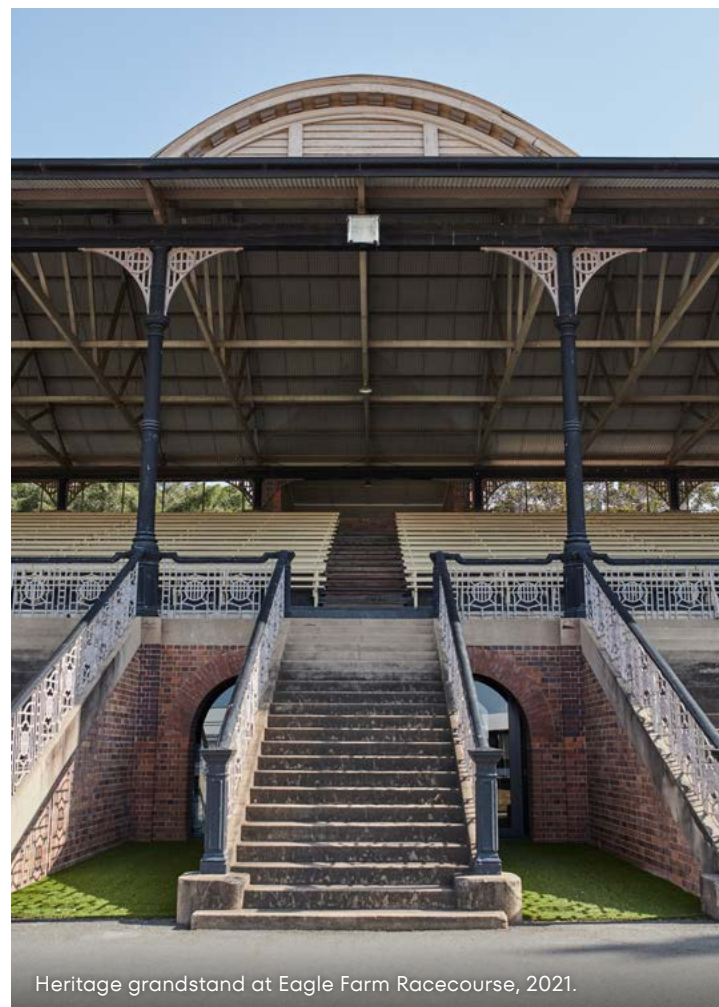
Charlton Boy, 1973 ©2020 Bradley Photographers.



Crowds at Eagle Farm, 1940. State Library of Queensland.

#### EAGLE FARM HERITAGE

The iconic architecture of Eagle Farm's grandstand and original buildings instills a charming heritage ambience upon the entire precinct. Iron lacework, open air architecture and ornate arches and columns are complimented by the innovation of Charlton House, named for one of the racing greats from the 1970's, Charlton Boy.



Heritage grandstand at Eagle Farm Racecourse, 2021.

#### THE SUNSHINE STATE

Charlton House resurrects the nostalgia of Queensland's laid back lifestyle. Harnessing the qualities intrinsically connected to life on the Sunshine State - time spent outdoors, family connection, homes that embrace the elements, and flexible spatial planning - the architecture is distinctly contemporary while channeling the design success of the past.



Duke and Duchess of York at the Ascot Races, 1927.



Golfers at the Royal Queensland Golf Club, Hamilton, 1933. State Library of Queensland.





## THE WINNING TEAM



### EXPERIENCE THE MIRVAC DIFFERENCE

Since our founding in 1972, Mirvac has grown to become one of Australia's most trusted integrated property companies. Yet we have never lost sight of our purpose. To reimagine urban life in a way that benefits our customers and the communities in which we operate.

Mirvac enjoys an extraordinary level of customer loyalty, not by chance but by adhering to our four guiding principles: we listen to our customers and we learn; we test and retest our products, materials and layouts until we get it right; we strive always to design and build better; and we stay with our customers throughout the sale and beyond.

As a Mirvac customer, you'll come to appreciate our obsession with quality and care in every little detail. It's what makes us different.

It's the Mirvac Difference.



# Quality and care in every little detail

## THE MIRVAC DIFFERENCE



For over 49 years we have been reimagining urban life in Australia – creating exceptional living experiences through the pursuit of quality and care in every little detail. You can benefit from our visionary philosophy, customer first approach and our all-under-one-roof knowledge, passion, experience, service and delivery.

*It's in the detail.*



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BRISBANE  
RACING CLUB

The Brisbane Racing Club and Mirvac have joined forces to bring Ascot Green to life. Ascot Green represents and opportunity to bring excellence in design, reliable delivery and passion to one of Brisbane's most prestigious suburbs.



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