

# Townhomes



Tilion Release A

SMITHS LANE | 

# Come home to what matters at Smiths Lane



Artist's impression. The architecture and landscaping are an artist's impression only, indicative only and subject to change/development approval. The landscape design is indicative only and may not reflect the final design. The representations depict an established, mature, and maintained landscape. The landscape at settlement will not be established or mature.

There's a place for everyone at Smiths Lane: a thriving community that's coming to life with abundant parklands, new schools, social cafés and more. Now Mirvac is excited to welcome you into the Smiths Lane neighbourhood with a selection of spacious traditional 3 and 4 bedroom Townhomes. With designs tailored for your family and a simple turnkey settlement process, your Smiths Lane Townhome will embody the Mirvac difference for quality and care.

TOWNHOMES DESIGN

# Come home to a sense of place

Smiths Lane's Townhomes are designed and built by Mirvac's trusted design and construction teams to suit your changing needs. They come with all the features of an outstanding modern home, including solar panels and European appliances.

The Townhome's architecture is inspired by the unique character of Cardinia Creek – reflecting and building upon local heritage and the environment through natural materiality and seasonal landscaping.



# Come home to life on the lane



## GRAND ENTRY & LANDSCAPING

Creating an impressive backdrop for your life on the lane are the grand entries and elegant landscaped streets.



## COHESIVE NEIGHBOURHOODS

Smiths Lane's individual neighbourhoods have been carefully planned to seamlessly integrate into the overall identity, character and charm.



## DISTINCTIVE LIVING

Contemporary design guidelines ensure high quality streetscapes and well considered neighbourhoods.



## PARKS & OPEN SPACES

Green open spaces are located around 200 metres from every home, providing all-age nature play, adventure parks and recreational activities.



## MAJOR SPORTING GROUNDS & FACILITIES

A fit and active lifestyle is assured with the future football and soccer fields, cricket nets, playgrounds and tennis courts.



## CONVENIENT TOWN CENTRE

A local town centre is planned to ensure that residents are well catered for with essentials, fresh produce and plenty of dining options.



## VILLAGE GREEN

Meet with friends and family on the Village Green, a central space for community events and impromptu social gatherings.



## CONNECTED LIVING

Access nearby suburbs and Melbourne's CBD via the future upgraded Thompsons Road and Monash Freeway.



## SMITHS LANE HUB

This inspiring place comprises our community centre with multi-purpose spaces and our buzzing social enterprise cafe.



## EVENTS & ACTIVATIONS

Join in community events planned throughout the year from pop-up cinemas to farmers markets and group activities.



## CONSERVATION & SUSTAINABILITY

Smiths Lane eco-friendly focus means shady walkways, the use of recycled materials and the protection and enhancement of local biodiversity.



## LIFELONG LEARNING

The Clyde\* Grammar Campus, which opened in 2022, is the first of Smiths Lane's planned educational facilities and services that promote lifelong learning.

This masterplan is indicative of current and proposed amenity and infrastructure and is subject to change. The proposed amenity will not be owned or managed by Mirvac and timings and outcomes are outside of Mirvac's control and subject to delay, development approvals, statutory approvals and construction. \*Clyde Grammar and other proposed education institutions including the kindergarten and primary school and sporting reserve and community facilities are being delivered by third parties and are subject to delays and development approvals, statutory approvals and construction. Artist's impression only.



- Town centre
- Community facility
- Schools
- Sports reserve
- Local Parks
- Open reserve
- Wetland reserve
- Blocks
- Cycling trails
- Connecting roads
- Powerline

## Come home to life on the lane

Enjoy an active and outdoor lifestyle at Smiths Lane. Surrounded by well-connected walking trails, green open spaces, and ample conveniences, this Townhomes release is located by the family friendly Tilion Park. Featuring a kick about lawn with flying fox and BBQ facilities, here you can play, unwind and connect with your family and friends.



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## Come home to effortless living

Inside your Smiths Lane Townhome, experience a harmonious balance of high quality and low maintenance. Natural colour palettes with timber and stone finishes create warmth and a timeless appeal, allowing you to add your individual style.

Each design detail is chosen with an ever changing lifestyle in mind: from the open plan living areas with generous storage space, to the multi-purpose room that can flex with your family. Above it all, ceilings soar up to 2.7m high on the ground floor and 2.55m on the first floor – further amplifying the luxurious sense of space.



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TOWNHOMES OUTDOORS

# Come home to where life flows

Featuring a beautifully landscaped front garden and private rear courtyard, Smiths Lane Townhomes present a private oasis. Double sliding glass doors extend your living area into the spacious outdoors, while also inviting fresh air and natural light inside. Lush and verdant planting gives the feeling of security and calm – yours for entertaining or quiet relaxation.



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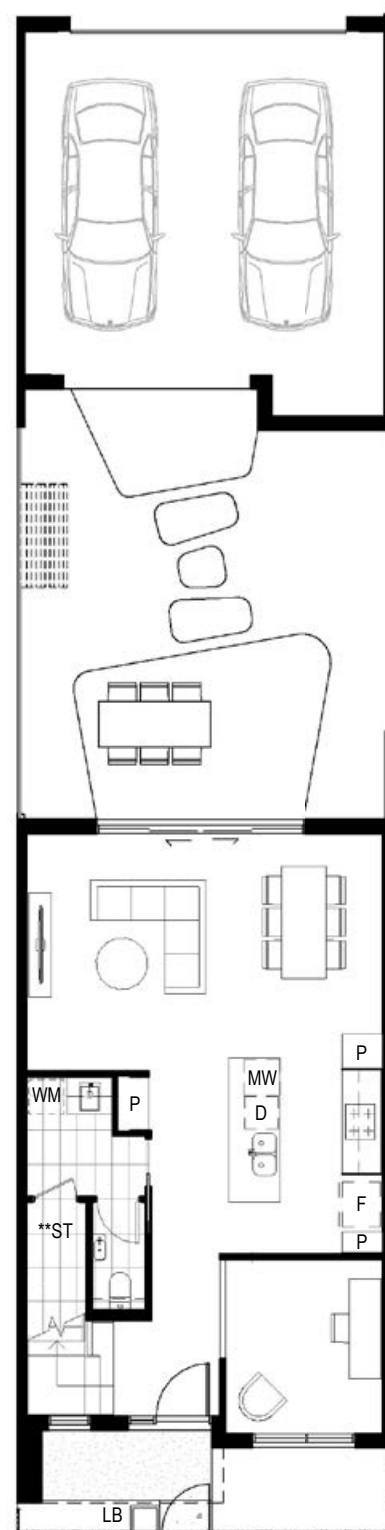
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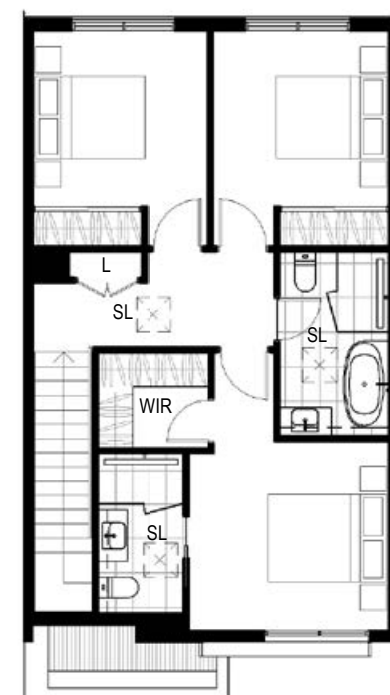
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# Type A

3 2.5 2



Ground Floor



First Floor

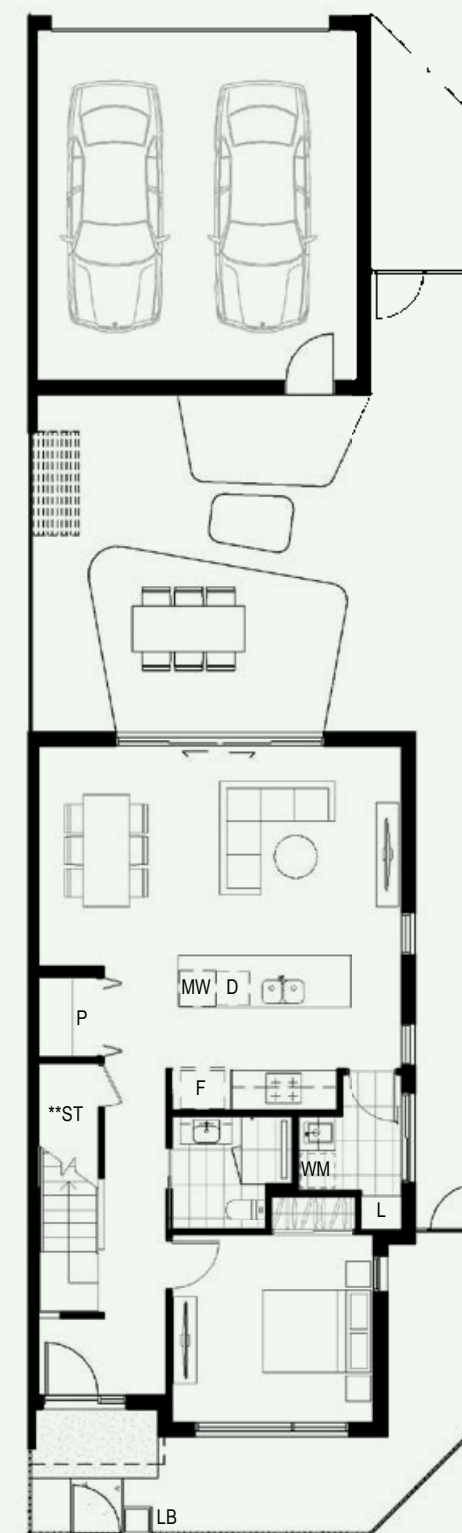
Area Specifications	
First Floor	68.4m <sup>2</sup>
Ground Floor	70.4m <sup>2</sup>
	<b>138.8m<sup>2</sup></b>
Garage	39.5m <sup>2</sup>
Porch	3.7m <sup>2</sup>
Courtyard	25.6m <sup>2</sup>
	<b>68.8m<sup>2</sup></b>
<b>Total Area</b>	<b>207.6m<sup>2</sup></b>

D Dishwasher L Linen P Pantry WM Laundry appliance space LB Letterbox and parcel box  
 F Fridge Space MW Microwave space SL Skylight WIR Walk in robe \*\*ST Low Head Height Storage

This floor plan was produced prior to construction and while the information contained herein is expected to be correct it is not guaranteed. Changes will undoubtedly be made in accordance with the contract for 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 and furnishings depicted 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 & the like. All graphics, including design & 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 side and rear retaining walls. All level changes in the courtyards may not have been shown. Date: 21.03.2023[B]

# Type B

4 3 2



Ground Floor



First Floor

Area Specifications	
First Floor	76.3m <sup>2</sup>
Ground Floor	79.7m <sup>2</sup>
	<b>156.0 m<sup>2</sup></b>
Garage	36.4m <sup>2</sup>
Porch	2.6m <sup>2</sup>
Courtyard	23.5m <sup>2</sup>
	<b>62.6m<sup>2</sup></b>
<b>Total Area</b>	<b>218.6m<sup>2</sup></b>

D Dishwasher L Linen P Pantry WM Laundry appliance space LB Letterbox and parcel box  
 F Fridge Space MW Microwave space SL Skylight WIR Walk in robe \*\*ST Low Head Height Storage

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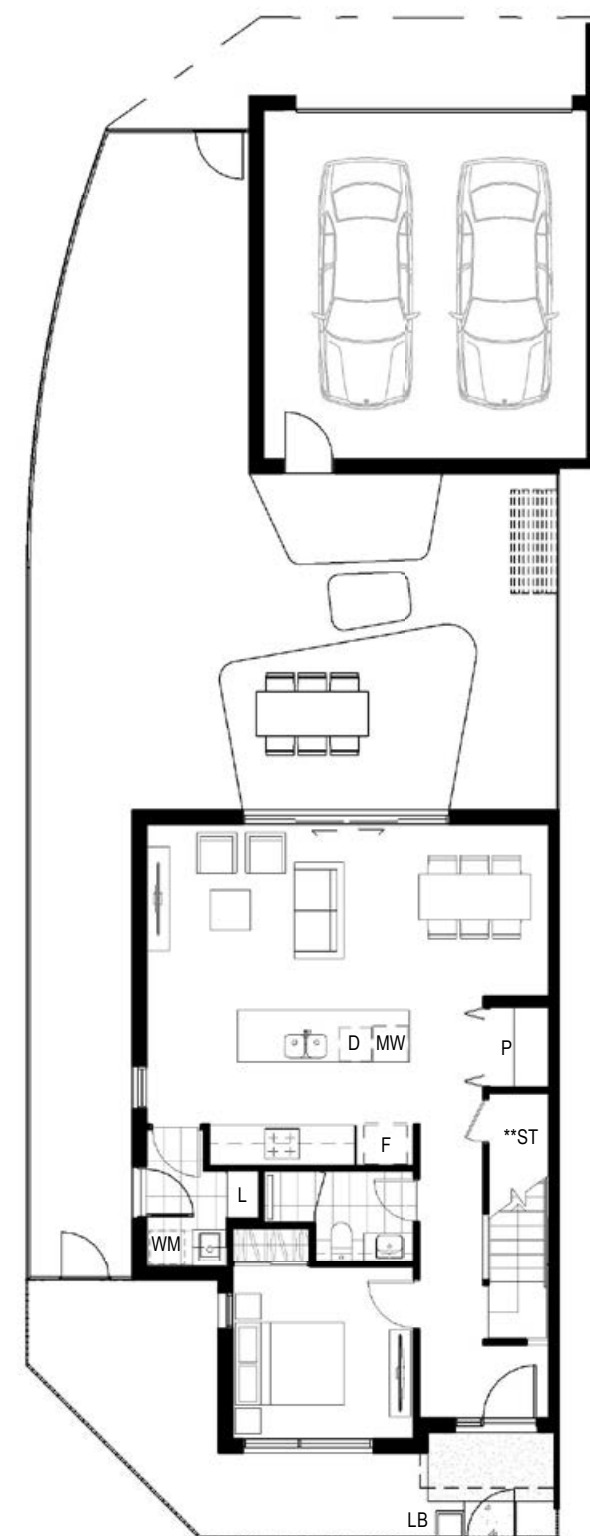


FLOORPLAN

# Type D

 4  
  3  
  2

Area Specifications	
First Floor	73.9m <sup>2</sup>
Ground Floor	77.5m <sup>2</sup>
	<b>151.4m<sup>2</sup></b>
Courtyard	23.5m <sup>2</sup>
Porch	2.7m <sup>2</sup>
Garage	36.8m <sup>2</sup>
	<b>63.0m<sup>2</sup></b>
<b>Total Area</b>	<b>214.4m<sup>2</sup></b>



Ground Floor



First Floor

D Dishwasher      L Linen      P Pantry      WM Laundry appliance space      LB Letterbox and parcel box  
 F Fridge Space      MW Microwave space      SL Skylight      WIR Walk in robe      \*\*ST Low Head Height Storage

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INCLUSIONS & FEATURES

# Come home to enduring quality

Flooring		Standard	Upgrade
Porcelain floor tiles	Featured in the ground floor, entry, kitchen, living/dining as well as bathrooms, powder room and laundry.	✓	✗
50% wool-carpet	Choose between Plush or Twist pile carpets.	✓	✗
Timber flooring	Timber flooring upgrade available to select areas. Upgrade option 1, Hybrid Timbergrain Flooring. Upgrade option 2, Engineered Timber Flooring.	✗	✓

Living areas		Standard	Upgrade
High ceilings	2.7m ceiling height to ground floor and 2.5m ceiling height to first floor.	✓	✗
Multi-purpose room or study (3 bed only)	Comes as standard. Upgrade to include sliding door for added privacy.	✓	✓
Square set cornices	Square set cornices provide a more contemporary living space.	✓	✗

Electrical		Standard	Upgrade
Ducted heating & cooling	Enjoy temperature control all year round.	✓	✗
Standard electrical inclusions	Light switches, TV, phone and data outlets, video doorbell, smoke detectors & option to upgrade to include a security unit. Upgrade to remote access control via smart device.	✓	✓

Kitchen		Standard	Upgrade
Benchtop and splashback	Durable and stylish 20mm reconstituted stone bench tops to kitchen and island areas. Upgrade to alternative colour options. Tiled splashback as standard. Additional upgrade to stone splashback.	✓	✓
Contemporary stone waterfall island	Enjoy as standard or upgrade to incorporate feature curved joinery.	✓	✓
600mm Smeg* or equivalent stainless steel oven, stove top & rangehood	Built in, high quality European appliances come standard in your contemporary kitchen. Upgrade to 900mm appliances. <small>*Specified brands are subject to change due to availability and discontinuation of make and models.</small>	✓	✓
Dishwasher Smeg* stainless steel	High quality European appliances come standard in your contemporary kitchen. Upgrade to fully integrated.	✓	✗
Microwave	Upgrade to include Smeg* stainless steel microwave.	✗	✓
Double bowl sink	Enjoy under mount sink as standard. Upgrade sink mixer to feature pull out spray.	✓	✓

Warranty		Standard	Upgrade
Builders and rectification warranty	6 years Statutory Builders Warranty and 3 month Mirvac Rectification Warranty as standard.	✓	✗

Cupboards and storage		Standard	Upgrade
Double hanging rail	Enjoy smarter storage solutions with a double hanging rail to the master bedroom. Upgrade option for wardrobe joinery fit out to all other bedrooms.	✓	✓
Laundry, under stair and linen storage	Enjoy full size walk in laundry and storage.	✓	✗
Upstairs study (4 bed only)	Upgrade to include study desk and overhead cabinet.	✗	✓

Window furnishings		Standard	Upgrade
Block out roller blinds	Block out roller blinds to all windows and sliding doors. Upgrade to dual privacy screen and block out roller blinds.	✓	✓

Bathrooms & ensuite		Standard	Upgrade
Wall tiling	Fully tiled bathrooms and ensuite.	✓	✗
Stone benchtop	Durable and stylish 20mm reconstituted stone bench tops. Choose to upgrade to alternative colour options.	✓	✓
Shower	Semi frameless shower screen and tiled shower base with hand shower on rail.	✓	✗
Bath	Free standing back to wall bath.	✓	✗
Bathroom fittings	Complete with towel rail, toilet roll holder, shower shelf, robe hook and hand rail in chrome or upgrade to matt black finishes.	✓	✓

Externals / facade		Standard	Upgrade
Double car garage	Double car garage with automated roller door. Upgrade to glass stacking sliding door to courtyard side.	✓	✓
Colorbond	A contemporary Colorbond roof.	✓	✗
Fencing	Aluminium picket front fence and gate, wooden picket side fence.	✓	✗
Letterbox	Parcel letterbox with stainless steel street number.	✓	✗
Landscaping	Front and rear lot landscaping and clothesline.	✓	✗
Brick and render architectural facade	Be the envy of the street with a striking architectural facade.	✓	✗

Sustainability		Standard	Upgrade
Solar	5kW Solar Energy PV panels with inverter and minimum 7 star energy rating as standard.	✓	✗
Battery	Upgrade to include 10kV battery storage in garage with integrated inverter.	✗	✓
Sustainability	Double glazed windows, induction cooktop and skylights. Minimum 7 Star NatHERS building, efficient heat pump hot water system as standard.	✓	✗
Ceiling fans	Ceiling fans to living, dining and bedrooms as standard.	✓	✗



TURNKEY PROCESS

# Come home to peace of mind

From purchase to picking up your keys, a Mirvac Townhome is a seamless experience. We will guide you through our tried-and-tested turnkey process so you can sit back, relax and move in with no hidden surprises.

# 1

## Choose your home and pay the deposit

Choose the design that best suits your needs with advice from our Sales Consultant on plans, specifications, colour schemes and external façade. All homes include blinds, landscaping, fencing and letterboxes, so you can be move-in ready.

Once you've chosen your home, our Sales Consultant will help you select your interior colour scheme and any product upgrades. Upgrades selected will be added to the contract price. A \$5,000 deposit will be payable at contract signing with the balance of the 10% deposit due within 5 days of signing the contract.

# 2

## During the build

Mirvac will provide you with regular updates on the construction of your home, and will be available to answer any questions you have during this exciting journey.

Mirvac will make an appointment for you to inspect your home seven days prior to settlement, after a Certificate of Occupancy and Title have been procured.

# 3

## Settlement process

Settlement of the 90% balance of the contract price will be required 14 days after the issue of a Certificate of Occupancy and Title Registration. A Mirvac legal representative will arrange for settlement with your legal representative.

# 4

## Moving in

On the day of settlement, Mirvac will personally welcome you to your beautiful new home.

Mirvac will provide you with customer care after settlement, including rectifying any cosmetic defects within three months. A 7-year structural guarantee will be provided by the builder. All trade warranty certificates and operating manuals will also be provided.

THE MIRVAC DIFFERENCE

# Quality and care in every little detail

For 50 years we have been reimagining urban life in Australia - creating exceptional living experiences through the pursuit of quality and care in every little detail.



Award winning excellence since 1972, we have won over 700 awards including

**Property Council of Australia 2020**  
Award for best Masterplanned Community  
Harcrest Wantirna South, VIC

**REIV 2019**  
Project Marketing Award  
The Eastbourne East Melbourne, VIC

**UDIA 2020**  
High Density Development Award  
The Eastbourne East Melbourne, VIC

**AIA 2019**  
Award for Sustainable Architecture  
My Ideal House, Gledswood Hills, NSW

# th Townhomes

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VISIT US

Smiths Lane Hub  
35 Oconnor Avenue,  
Clyde North VIC 3978

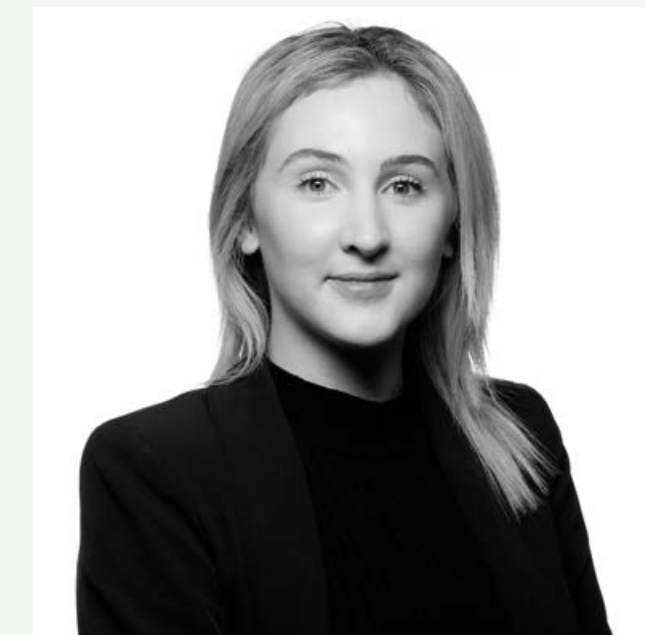
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