

# Townhomes



Tilion Release

# 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.

# 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.



## 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.

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

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.

# Come home to fun for all ages

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

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.

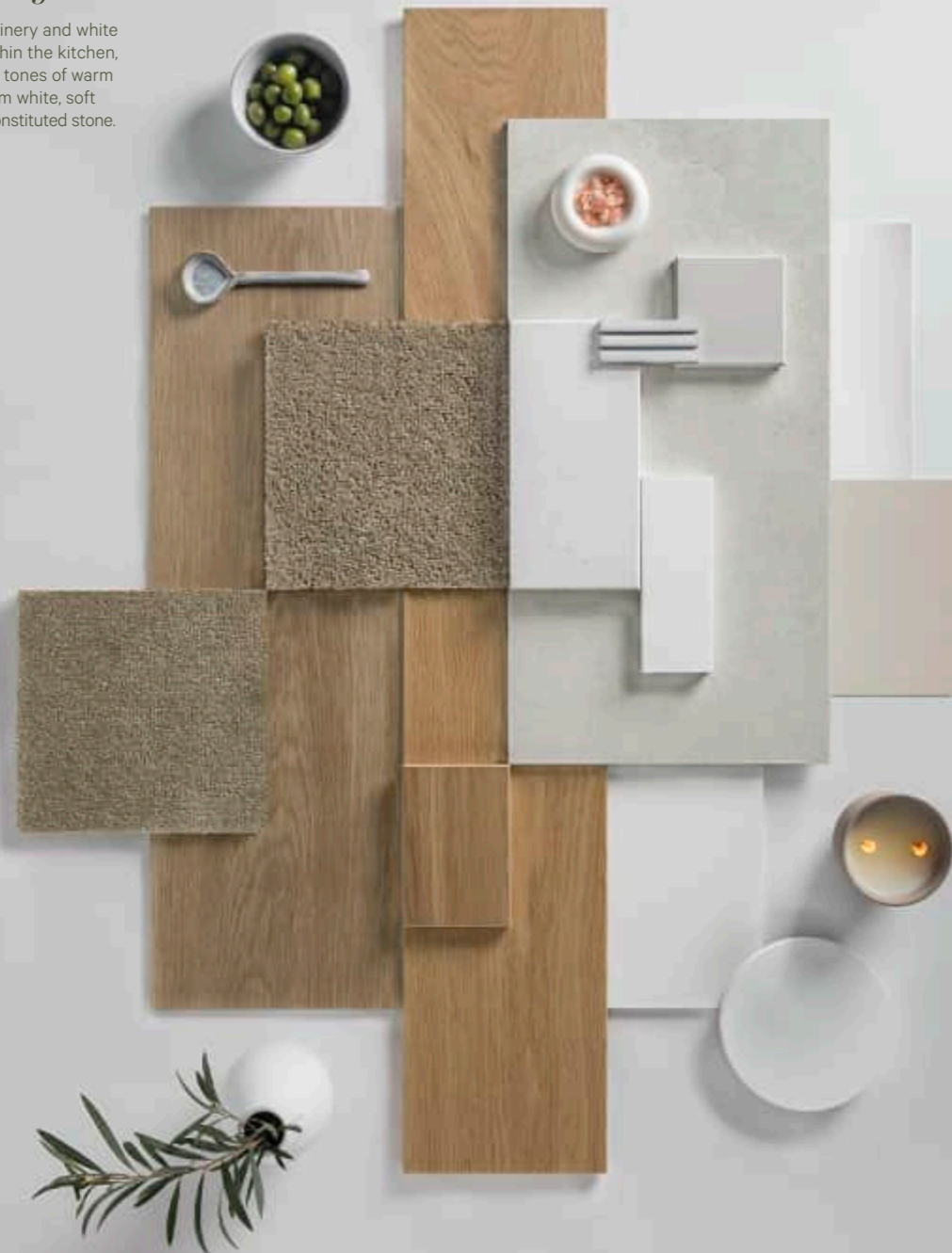


## Come home to timeless style

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.

### Oak Scheme – *Fresh and Distinguished*

With contemporary fresh joinery and white mosaic splashback tiles within the kitchen, the Oak palette blends soft tones of warm natural timber with the warm white, soft textured surfaces of the reconstituted stone.



### Walnut Scheme – *Warm and Sophisticated*

An elegant contrast in colour and texture, the Walnut palette pairs soft toned joinery with rich, warm timber tones and a feature grey mosaic splashback tile. Reconstituted stone surfaces have a crisp clean, modern finish or subtle stone vein features.



## 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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TOWNHOMES - INCLUSIONS & FEATURES

Come home  
to enduring quality



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## Come home to enduring quality

With a range of colour schemes and upgrade options to choose from, customising your Smiths Lane Townhome is easy. Simply scan the QR Code below to be directed to our online Finishes Selector.



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# 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			
High ceilings	2.7m ceiling height to ground floor and 2.55m 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			
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			
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 approved equivalent stainless steel oven, stove top & rangehood	Built in, high quality European appliances come standard in your contemporary kitchen. Upgrade to 900mm appliances.	✓	✓
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			
Builders and rectification warranty	6 years Statutory Builders Warranty and 3 month Mirvac Rectification Warranty as standard.	✓	✗

\*Specified brands are subject to change due to availability and discontinuation of make and models.

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			
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			
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			
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			
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.	✓	✗

# 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 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 received.

## 3

### SETTLEMENT PROCESS

Settlement of the 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.

# 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

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