

THE FINAL OPPORTUNITY

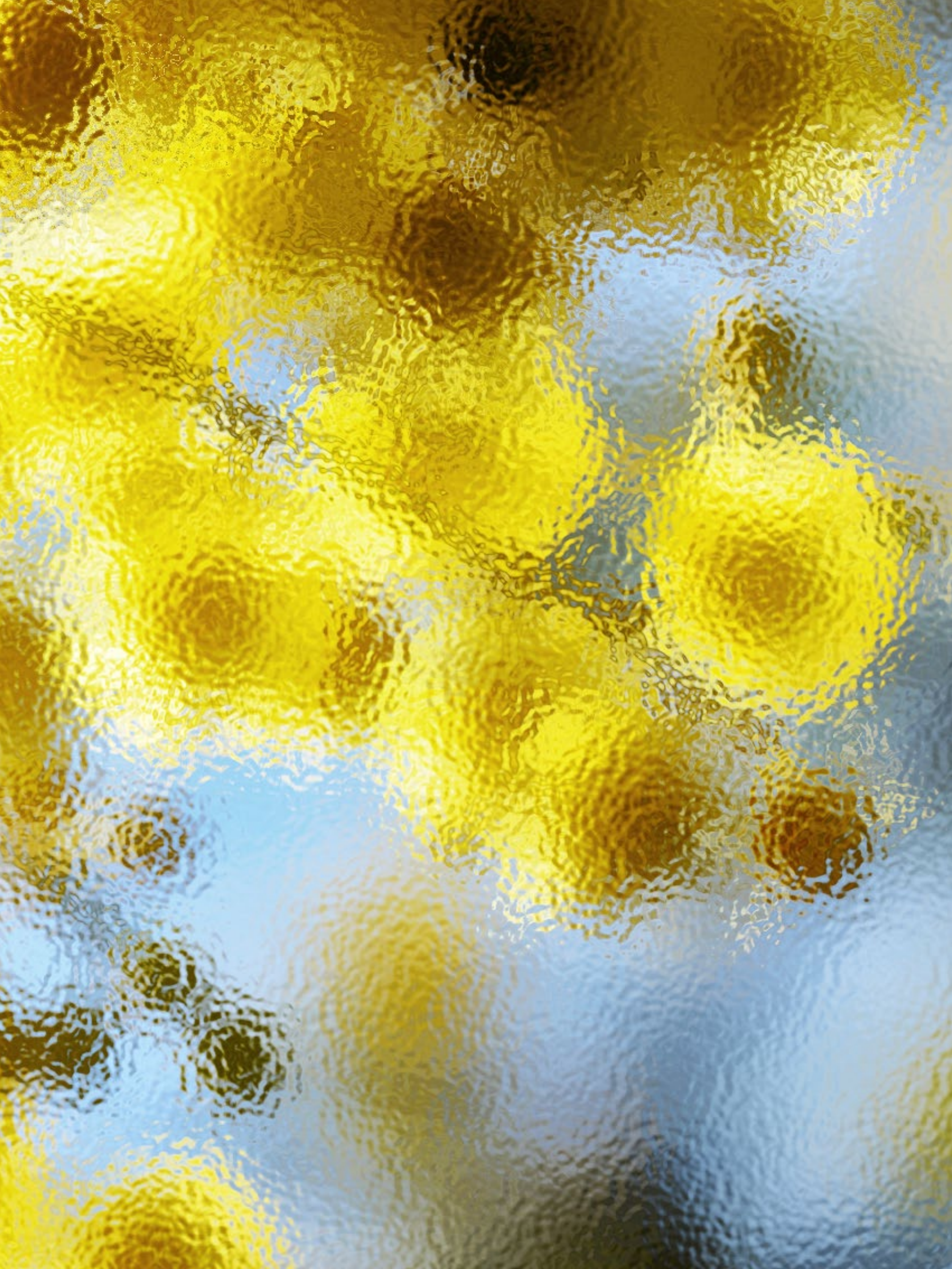
TULLAMORE

LAKE

COLLECTION



by mirvac



TULLAMORE

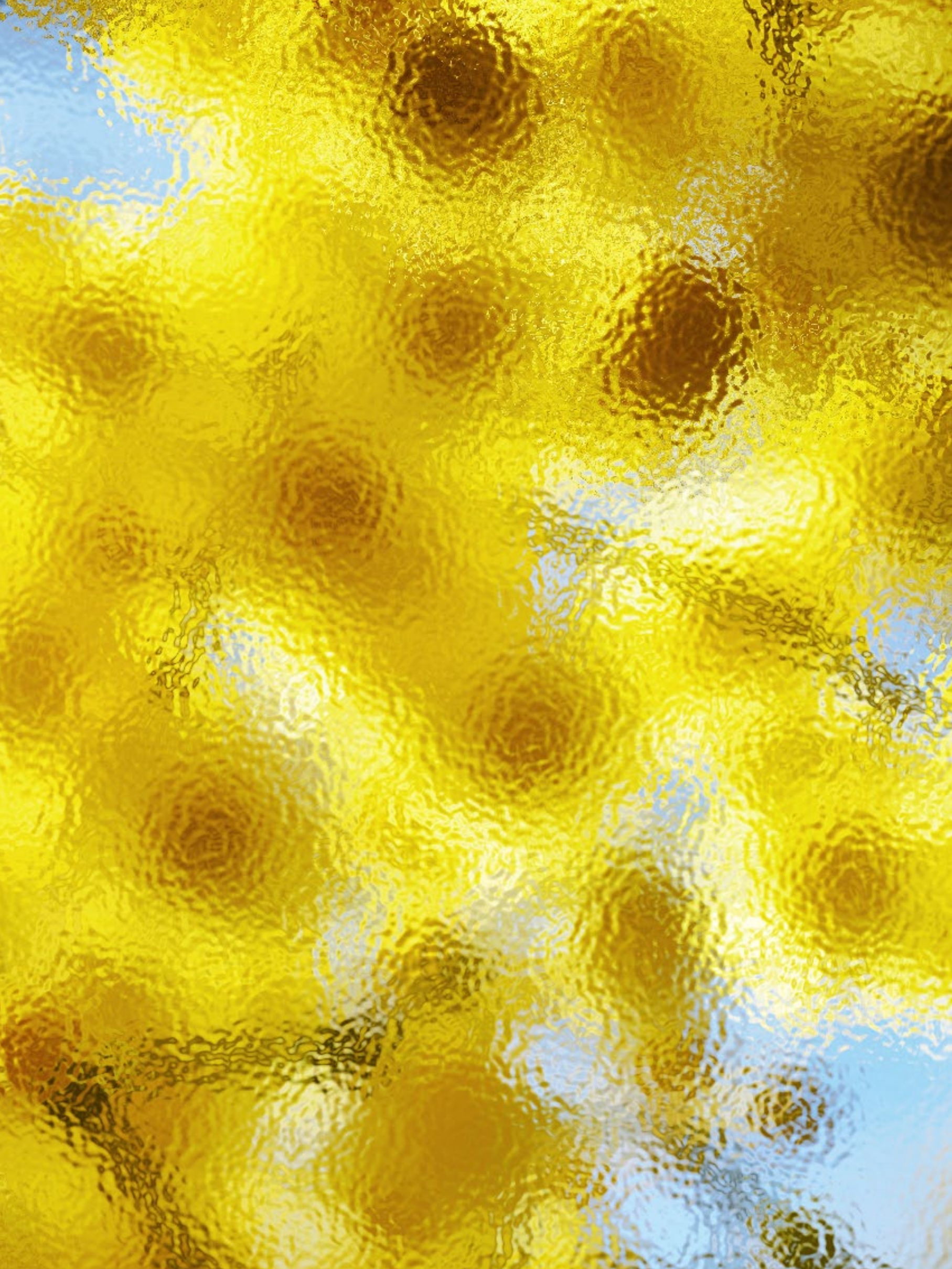
Mirvac is proud to present the Lake Collection, a stunning conclusion to Tullamore's outstanding legacy. An exclusive selection of four-bedroom lakeside residences ready to move into mid 2024, this is your final opportunity to purchase within Doncaster's most prestigious community.

LAKE COLLECTION



Artist's impression was produced prior to final planning approval, statutory approval and commencement of construction and is subject to change. The information within the artist's impression depicting homes, landscaping and planting are intended only as a guide and are not to be relied on as a representative of the final product. Landscaping and planting has been depicted at a moment in time and as it is a natural landscape, planting will grow and change over its lifespan. Whilst Mirvac is committed to delivering the ornamental lake and conservation reserve, this is indicative only and is subject to change and development approval. Mirvac makes no representation regarding the timing of completion of those facilities. Purchasers should make their own enquiries.





BEAUTY BROUGHT TO LIFE

The unique vision of our award-winning design team, Tullamore's Lake Collection is the culmination of the timeless style and quality that Mirvac is renowned for. Every element of these residences has been thoughtfully appointed, creating a sanctuary that flows and adapts to the cadence of your family.









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TULLAMORE



Spaciously crafted for relaxation, entertainment and ease, a private courtyard and multiple balconies imbue your home with natural light and fresh air.

LAKE COLLECTION

DISTINCTIVE QUALITY



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From the morning's first light to the late hours of the evening, life revolves around the kitchen. Artfully integrated with quality appliances, a generous walk-in pantry, and island bench with built-in wine rack, this special space elevates your day, every day.





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EMBRACING TRANQUILLITY

With an elegant scheme that draws from Tullamore's verdant setting, nature-inspired finishes such as timber and stone are combined with contemporary design features to create a home of absolute refinement and calm.





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TULLAMORE

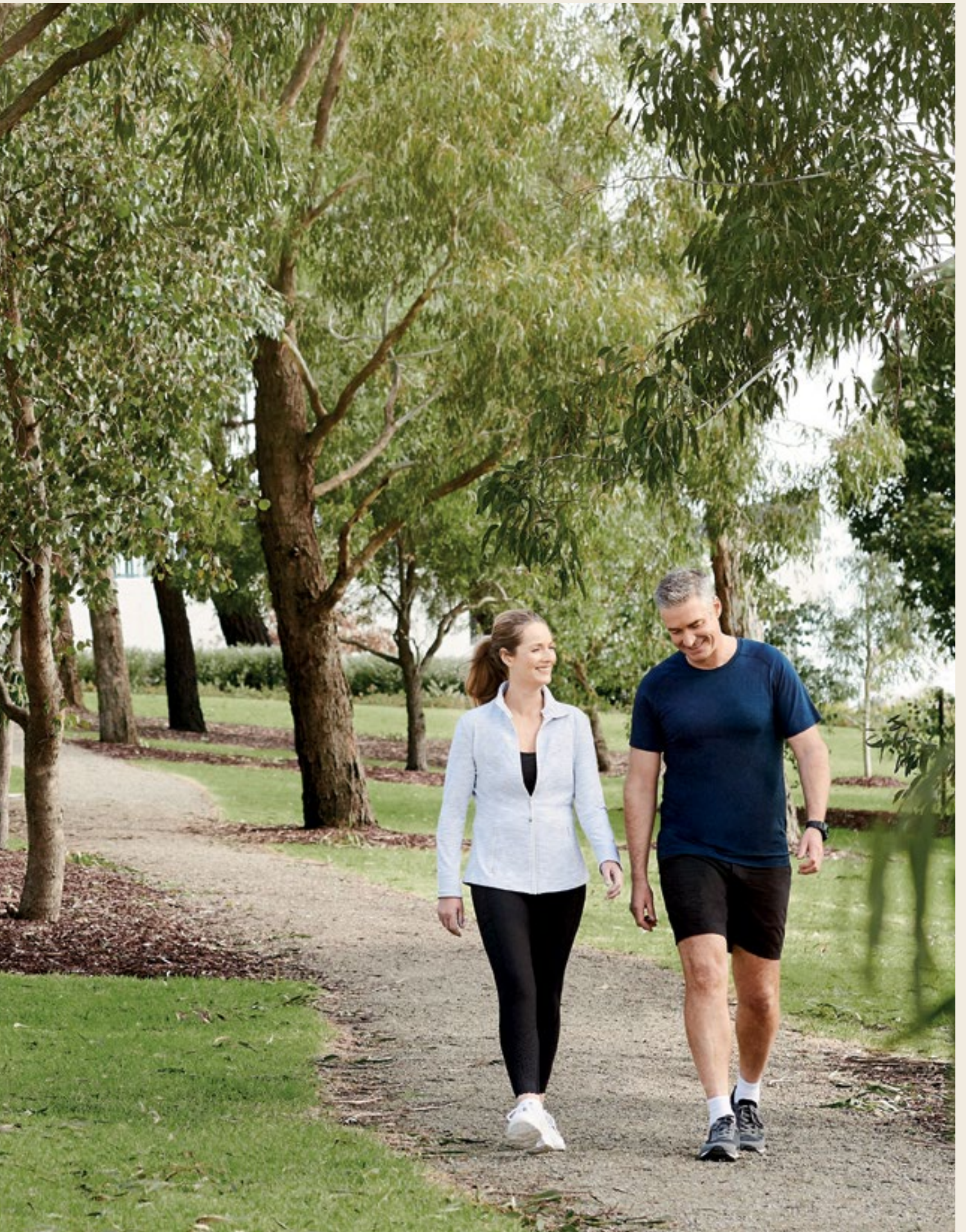
A COVETED WAY OF LIFE

A premier community amid a majestic natural landscape, Tullamore flourishes with active recreation and urban leisure for all ages. With renowned schools, shopping and transport hubs within close reach, this Doncaster neighbourhood will enrich your family for years to come.



LAKE COLLECTION







TULLAMORE



Explore the great outdoors of Tullamore. Nearly 30 per cent of the community is devoted to green open space, spanning playgrounds, parks, bike and walking trails, and more.

LAKE COLLECTION





TULLAMORE



Experience a holistic level of wellness. Next Gen Health & Lifestyle Club is a heritage homestead, lovingly restored into an exclusive, state-of-the-art fitness facility.





TULLAMORE



Find refreshment at Stables Provedore Café. Housed within a picturesque architectural landmark, the café's friendly ambiance and nourishing menu entices daily visits.

LAKE COLLECTION

UNLOCKING THE EAST

BOX HILL



BIRRALEE
PRIMARY SCHOOL



GREYTHORN
PRIMARY SCHOOL



CAREY BAPTIST
GRAMMAR SCHOOL



BALWYN NORTH



WESTFIELD DONCASTER
1.6KM



DONCASTER

MELBOURNE CBD
13KM

MARCELLIN
COLLEGE

EASTERN FWY
ENTRANCE

KOONUNG CREEK

KOONUNG CREEK
RESERVE

BULLEEN



TULLAMORE
LAKE
COLLECTION

Locations are approximate, this aerial is provided as a guide only



TULLAMORE LAKE

COLLECTION

GRANGE PRECINCT ENTRANCE

VINTAGE PARK

BURGUNDY RESERVE

ORNAMENTAL LAKE

CONSERVATION RESERVE

FITNESS STATION

PICNIC AREA

EASY CONNECTION TO LOCAL NEIGHBOURHOOD

STUDLEY ST RESERVE ACCESS

EASY CONNECTION TO LOCAL NEIGHBOURHOOD

VERDANT PARK

HERITAGE BLVD PARK

PHARLAP BLVD PARK

NEXT GEN HEALTH & LIFESTYLE CLUB

MAIN ENTRANCE

STABLES PROVIDORE CAFE

← EASTERN FWY ENTRANCE

WESTFIELD DONCASTER →

This masterplan was prepared November 2023 for the information of prospective purchasers only and is subject to change. Construction of the Conservation Reserve and Ornamental Lake may be ongoing at time of settlement of your lot. Purchasers must make and rely on their own enquiries. 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. To the extent of inconsistency between this masterplan and the conditions of the Contract For Sale relating to the lots, the Contract for Sale takes precedence in all instances.

**BE SURROUNDED
BY AMENITIES OF THE
HIGHEST STANDARD**



EDUCATION THAT EXCELS

Numerous private and public schools are found in and around Doncaster. Outstanding transport connections further increase your educational options, from early learning to tertiary institutions.



PREMIUM NECESSITIES

A 15-minute walk from Tullamore, Westfield Doncaster is an incredible local resource — offering 400-plus stores for food, fashion, entertainment and convenience.



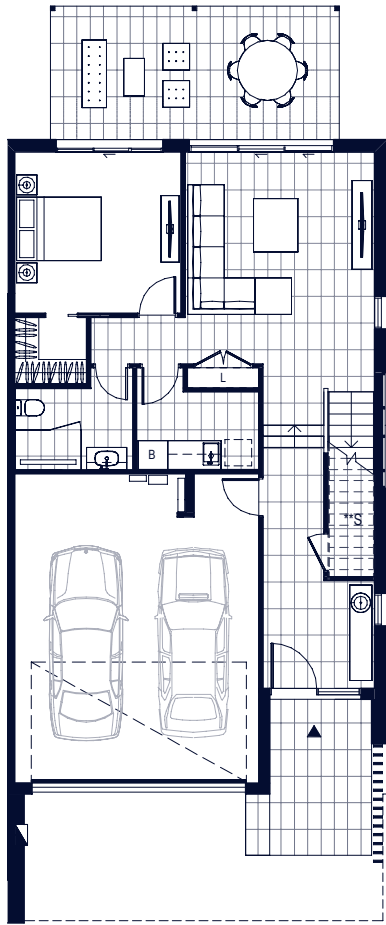
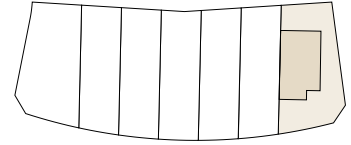
PERSONAL WELLBEING

Maintaining your family's health and happiness is a priority. The Doncaster neighbourhood provides both practical and soulful choices, including medical practices, yoga studios and sporting facilities.

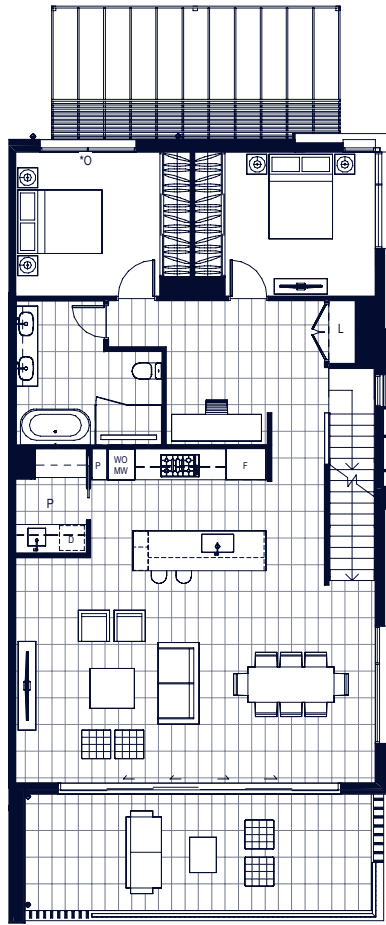
SYRAH CORNER



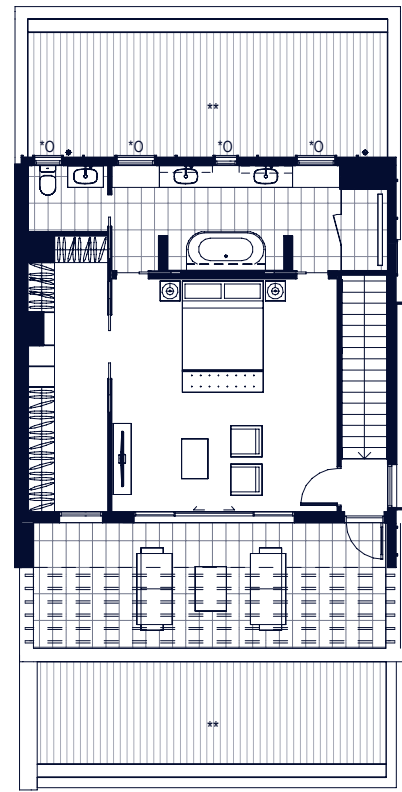
Ground Floor Living	79.4m ²	Porch	9.6m ²
First Floor Living	127.7m ²	Balcony 1	21.0m ²
Second Floor Living	69.7m ²	Balcony 2	23.0m ²
Garage	42.3m ²		
Patio	19.5m ²		
Total Area		392.1m²	



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



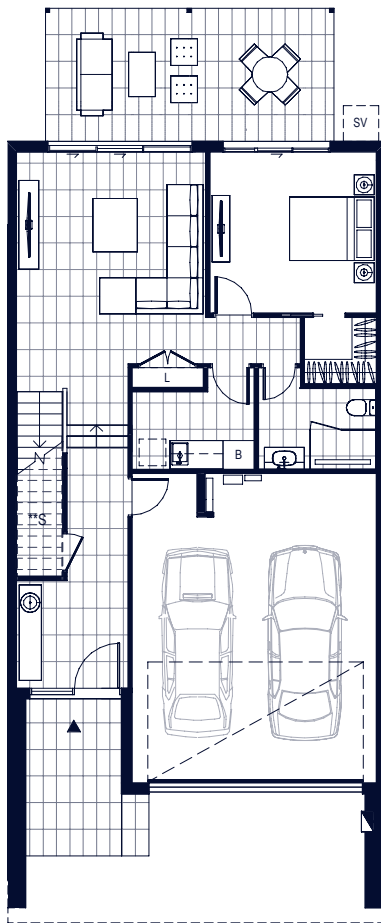
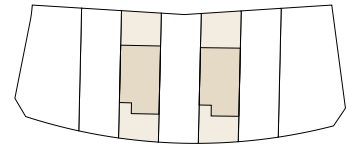
This floor plan was produced prior to construction and while the information contained herein is believed to be correct it is not guaranteed. Changes will undoubtedly be made in accordance with the contract for sale. The plan does not show additional features such as hot water systems, services or Bulkheads 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 for sale for the list of inclusions. Furnishings should not be taken to indicate the final position of power points, TV connection points and the like. Bed sizes shown are indicative only and not guaranteed. All graphics, including design and extent of tile/paver/carpet areas, landscaping, balustrades, louvres, sun shading devices, 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 letterboxes and side and rear retaining walls. All level changes in the courtyards may not have been shown.

Non-Trafficable Roof	**
Obscure Glazing	*O
Low Head Height Storage	**S
Service Zone	SV

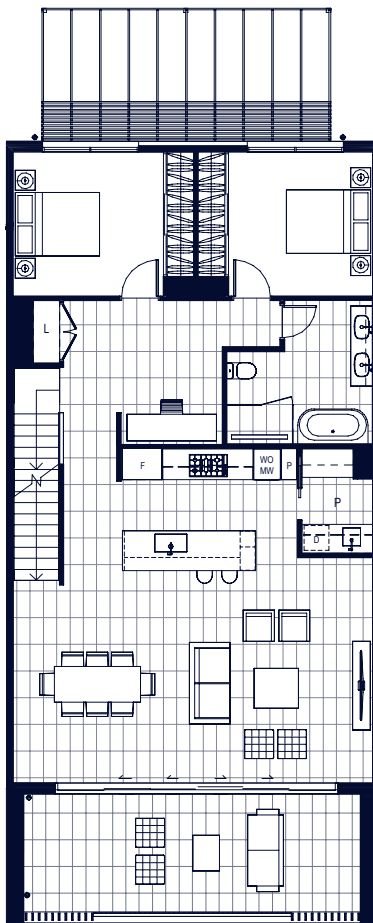
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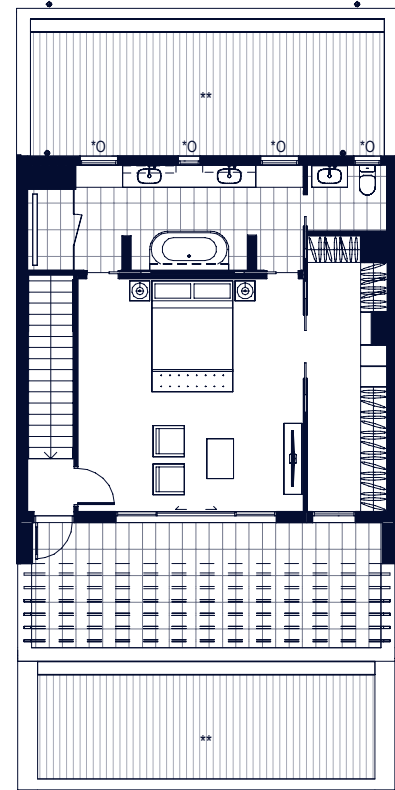
Ground Floor Living	77.0m ²	Porch	10.2m ²
First Floor Living	126.1m ²	Balcony 1	20.4m ²
Second Floor Living	69.8m ²	Balcony 2	23.2m ²
Garage	42.3m ²		
Patio	19.5m ²		
Total Area		388.5m²	



GROUND FLOOR



FIRST FLOOR





SECOND FLOOR



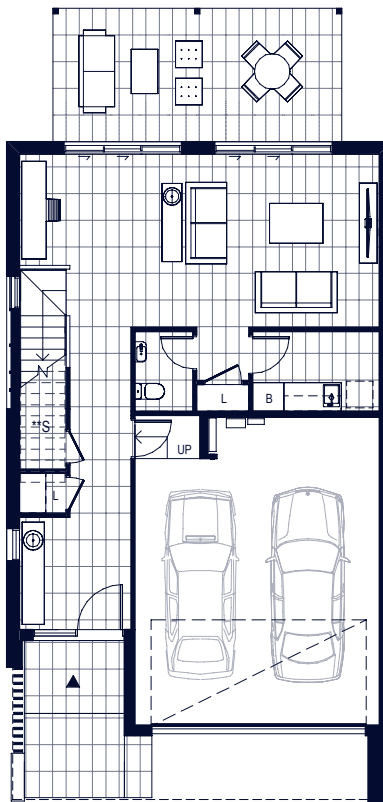
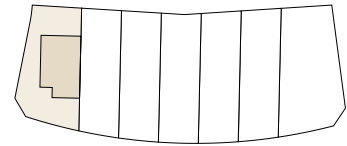
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Non-Trafficable Roof	**
Obscure Glazing	*O
Low Head Height Storage	**S
Service Zone	SV

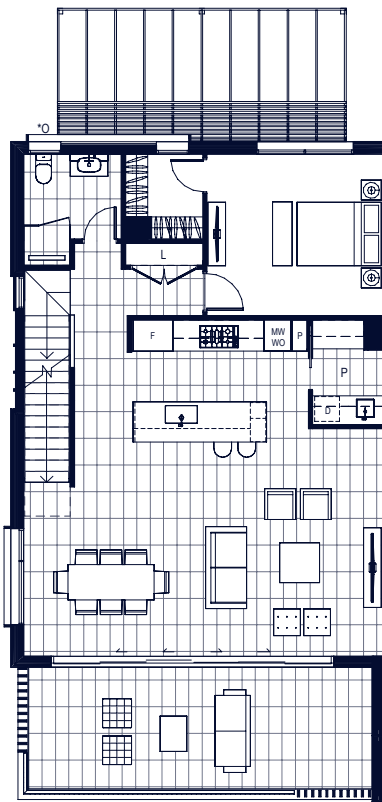
CABERNET CORNER

 4
  3.5
  2

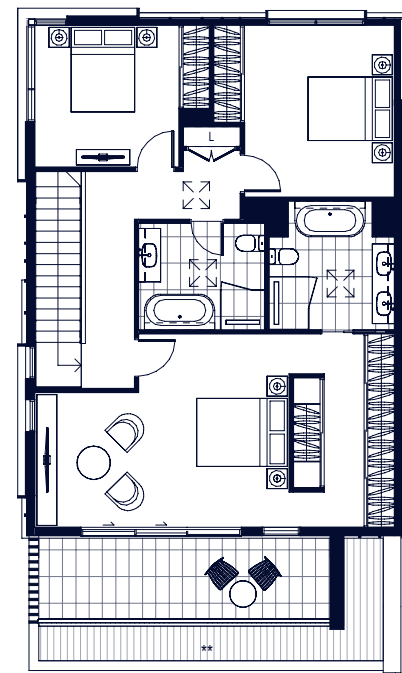
Ground Floor Living	67.8m ²	Porch	9.3m ²
First Floor Living	102.3m ²	Balcony	121.6m ²
Second Floor Living	98.7m ²	Balcony 2	12.5m ²
Garage	41.9m ²		
Patio	19.5m ²		
Total Area		373.5m²	



GROUND FLOOR



FIRST FLOOR





SECOND FLOOR



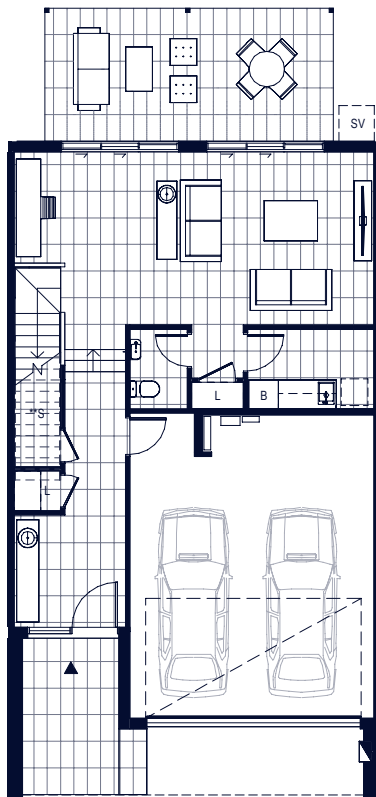
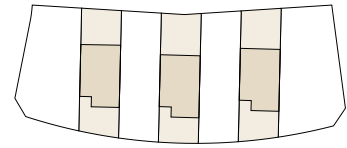
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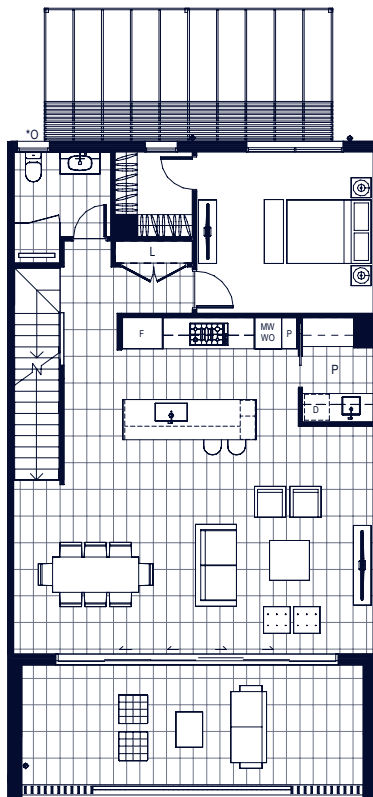
CABERNET

 4
  3.5
  2

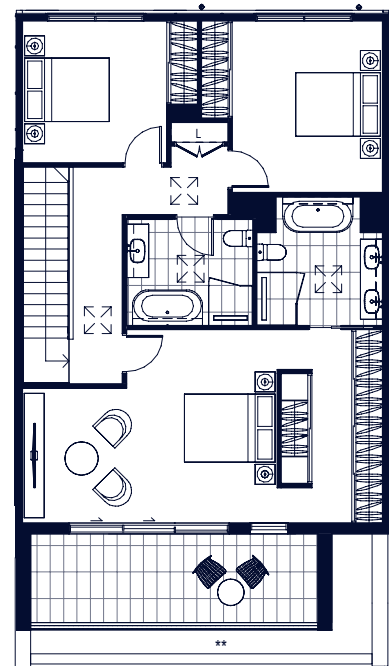
Ground Floor Living	65.4m ²	Porch	9.7m ²
First Floor Living	101.1m ²	Balcony 1	21.1m ²
Second Floor Living	99.7m ²	Balcony 2	13.4m ²
Garage	41.3m ²		
Patio 1	9.5m ²		
Total Area		371.1m²	



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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STANDARD INCLUSIONS

KITCHEN

Innovative kitchen designs inspired by the latest european trends

Quality Smeg stainless steel kitchen appliances:

- 600mm electric thermoseal multifunction function wall oven
 - 900mm gas cooktop with wok-burner and auto ignition
 - 900mm fully concealed ducted rangehood unit
 - Microwave with trim kit
 - Semi integrated dishwasher with stainless steel fascia
-

Supernatural Ultra 40mm edge reconstituted stone to kitchen benchtops and waterfall end panel

Island feature joinery unit

Supernatural Ultra reconstituted stone splashback to kitchen to match benchtop

Large single bowl stainless steel under mount sink

Integrated French door fridge with joinery door panels

Soft close drawers

Under sink bin drawer with servo drive

LED strip light to underside of kitchen overhead cupboards

Feature light to kitchen island

Mixer tap in chrome finish

ENSUITE AND BATHROOMS

Frameless shower screens with clear glass

Supernatural Ultra reconstituted stone to ensuite and bathrooms benchtops

Freestanding back to wall bath

Full height tiling to ensuite and bathrooms

Chrome mixer taps

Shower on rail to ensuite and bathrooms

Additional ceiling shower with mixer to ensuite and bathrooms

Designer towel rail, toilet roll holder and robe hook in chrome finish

LAUNDRY

Stainless steel trough in joinery unit with storage above

Mixer tap in chrome finish

INTERIOR DETAILING

Interiors selected and designed by a team of interior designers

Wool blend carpet

Porcelain floor tiles

Engineered Timber flooring to ground and first floor living areas

Timber grain melamine full carcass wardrobe fitout to master bedroom

Privacy latches to all bedrooms

Ceiling height minimum 2.70m

Premium square set cornices throughout

Contemporary lever handle internal door furniture

Master bedroom wardrobe fit out in white melamine finish

EXTERIOR DETAILING

Colorbond roofing

Low maintenance aluminium powder-coated windows

Aluminium framed flyscreens to operable awning windows

Contemporary linear pull on entry door

EXTERNAL FEATURES

Remote controlled sectional overhead Colorbond garage door

Letterbox

External light to front entrance and rear courtyard

TV antenna including splitter

External gas point to balcony adjacent main living area

LANDSCAPING AND FENCING

Fully landscaped front and rear garden with stone paving to front entry porch

Reinforced coloured concrete driveway

1.80m timber paling fencing with stain finish or powder-coated open picket blade fence and/or face block masonry walls

ELECTRICAL AND SAFETY

Hard wired smoke detectors with battery back-up

Hard wired entry video doorbell

Minimum 2 telephone points

Minimum 7 data points

Minimum 6 TV points

Minimum 7 USB charging 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, bathrooms

1 External power point to balcony adjacent main living area

Security alarm system

HEATING AND COOLING

Ducted heating & cooling system with programmable thermostat and zoning

PEACE OF MIND

6 years Statutory Builders Warranty

3 month Mirvac Rectification Warranty

SUSTAINABLE DESIGN INITIATIVES

Minimum 7-Star building fabric

Double glazing to windows

Solar with electric boosted hot water system

5kW minimum solar PV roof panels with minimum 10kW battery storage

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

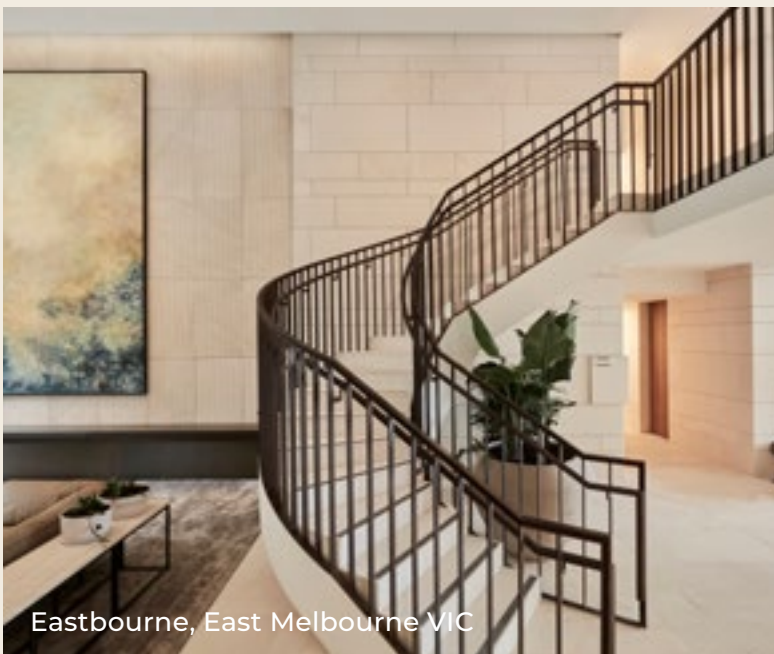
Standby off (green) switch

Provision for EV

Ceiling fans to bedrooms

Designed and built by Mirvac

Mirvac has created some of Australia's most iconic places and thriving residential communities. And at the heart of every project: a deep commitment to our customers.



Quality and care in every little detail

For over 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

IMPORTANT NOTICE: The content of this brochure was produced prior to completion. 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 publication but will change as development proceeds. Furnishings not included. Internal and external views are indicative only and subject to change. 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 and refer to the contract of sale. 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. Current at November 2023.

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