

theFabric

Jacaranda Precinct

A Collection of Inspired Timeless and
Sophisticated Heirloom Townhomes



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Introducing the Jacaranda Precinct

Within a stone's throw to vibrant Patchwork Park, the Jacaranda precinct offers an opportunity for residents to claim the home of their dreams, no matter what stage of life they are in.

With prime access to The Lawn, residents here will enjoy an active space with a half-court basketball court, inviting friendly competition amongst friends and neighbours, or an opportunity to hone that perfect hook shot.

Within the Jacaranda release, Mirvac's award-winning in-house Mirvac Design team have delivered a collection of Timeless and Heirloom townhomes to fit residents' needs, all while prioritising style, comfort and sustainability. Residents here will enjoy all the benefits of living their best life at The Fabric, with the knowledge that their fully electric 7-Star NatHERS home will leave a lighter footprint on the environment and the future.

With a selection of contemporary reverse and traditional ground living homes available, the Jacaranda precinct has plenty to offer for the vibrant community that will call this future neighbourhood their home.

The Jacaranda Precinct

- The Motif II
- The Sateen Corner
- The Velvet
- The Sateen Double
- The Liberty
- The Ombre

Follow the Thread, the green link that runs along the length of the neighbourhood, connecting The Lawn with Patchwork Park.

Invite friendly competition amongst friends and neighbours on the half-court basketball court.

Children can explore and spend time in natural surroundings within the dedicated nature play space.

Challenge family, friends and neighbours to a friendly game on the lawn kick-about space.



This stage plan is indicative of proposed amenity and infrastructure and is subject to change. Some proposed amenity is being delivered by third parties and is subject to development approvals, statutory approvals and construction. Timings and outcome are outside of Mirvac's control and subject to change and delay. Correct as at June 2022.

Eckersley Garden Architecture is a proud collaborator in the Jacaranda Precinct.

Your dream home that you can fill with colour and character provides endless possibilities to inject your own style and personality.



The Sateen Townhome



A striking façade synonymous with The Fabric’s modern take on sustainability and innovation.



Bringing the outdoors in

Celebrating a seamless transition between the indoors and outdoors, views are maximised wherever possible, with large windows making the most of the morning light.

Courtyards

Tranquil courtyard spaces, designed in collaboration with renowned landscape designer, Eckersley Garden Architecture, offer an entertainment area for your family and friends, an edible garden space for those with a green thumb, or just a place to relax in the sun.

Premium upgrades

Mirvac's expert lighting specialists have formed a series of lighting upgrades to bring your outdoor spaces to life and encourage year-round entertaining. These include feature wall lighting, pathway lighting and uplighting of feature trees.



Artist's impression. Indicative only and subject to change and development approval.

Step inside your new home

Mirvac have developed a range of homes to suit the lifestyles of all future residents at The Fabric. Our consideration of how you live in your home is reflected in every design decision, including the usability of space, and practicality, durability and aesthetics of materials.

Light and bright

Careful consideration has been given by our award-winning design team to the orientation of your home, ensuring the layout optimises the natural light throughout.

Functional and flexible

All homes across each collection allow the flexibility to adapt to your lifestyle needs over time. Each home has been designed to achieve a Livable Housing Australia Silver rating, recognising the adaptability of our homes, and providing for true multigenerational living.

Fittings and fixtures

Stylish without compromising on functionality, high quality fittings are incorporated throughout our homes. We have selected BOSCH appliances, award-winners for their energy efficient designs, Australian made CLARK tapware and ABEY kitchen sinks — providing you with quality household brands you know and trust.

Future-focussed residents

All of the townhomes at The Fabric have been designed to achieve a 7-star NatHERS rating and are fully electric. This includes double-glazed windows and doors, upgraded wall and roof insulation, as well as window and door seals, ensuring you and your family can enjoy lower energy bills and increased comfort all year round, while contributing to a more sustainable future.





The Timeless Collection

The Timeless Collection in the Jacaranda release is made up of two and three bedroom homes, designed for young people, families, and downsizers. Incorporating generous bedrooms, living areas, courtyards, while not forgetting the practical elements that make life that little bit easier— spacious linens, broom cupboards, and storage spaces—the Timeless Collection features a rare level of design refinement to match an attractive architectural palette.

Standard within each home in the Timeless Collection is a range of contemporary fittings and fixtures, along with a selection of premium upgrade options, allowing you countless ways to customise your new home.

The Ombre

by mirvac

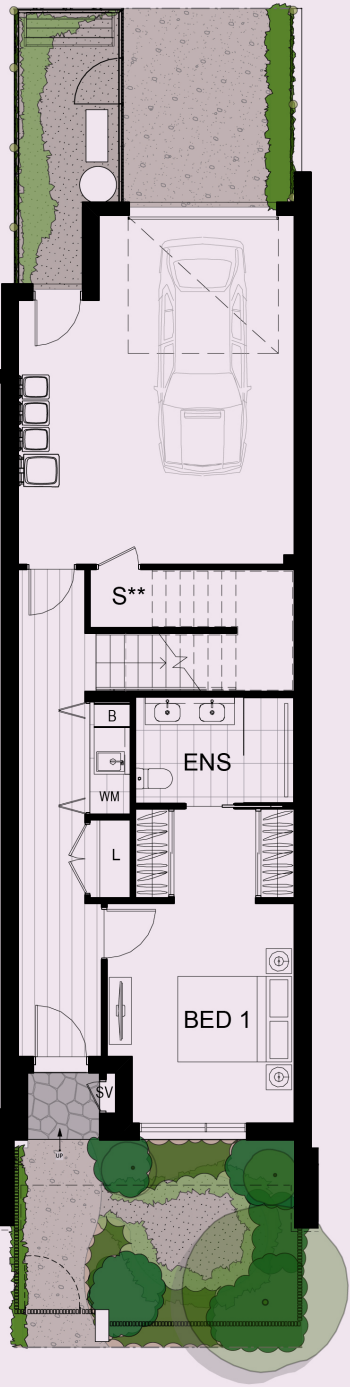
SEVEN STAR LIVING



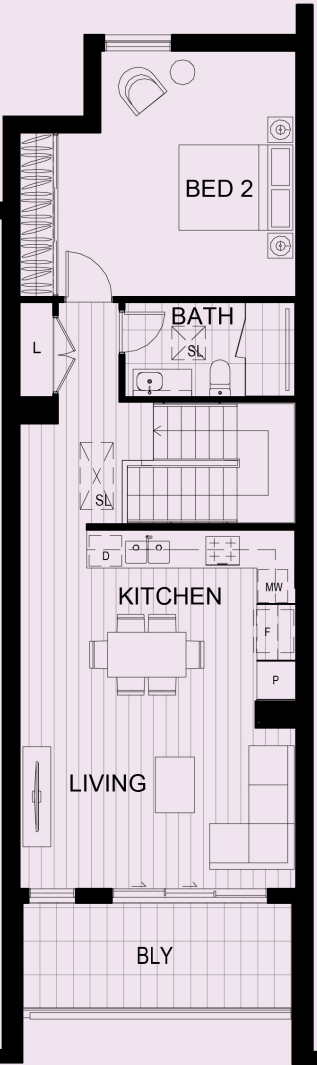
Townhome Type
2 2

Area	
Ground floor	51m ²
First floor	78m ²
Internal area	130m ²
Garage	33m ²
Balcony	11m ²
External area	44m ²
Total area	174m ²

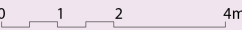
- Legend
- B Broom cupboard
 - L Linen
 - F Fridge space
 - P Pantry
 - S Storage
 - MW Microwave Space
 - D Dishwasher
 - SV Service cupboard
 - WM Laundry appliance space
 - * Void
 - **S Low head height storage
 - ** Non-trafficable roof
 - Stone Paving
 - Stone Steppers
 - Exposed Aggregate
 - Concrete
 - Gravel
 - Paving
 - Garden Beds
 - Evergreen Tree
 - Tall Shrub
 - Shrub Planting
 - Mixed Planting
 - Ground Cover Planting
 - Deciduous Climber



Ground floor



First floor



The Liberty

by mirvac

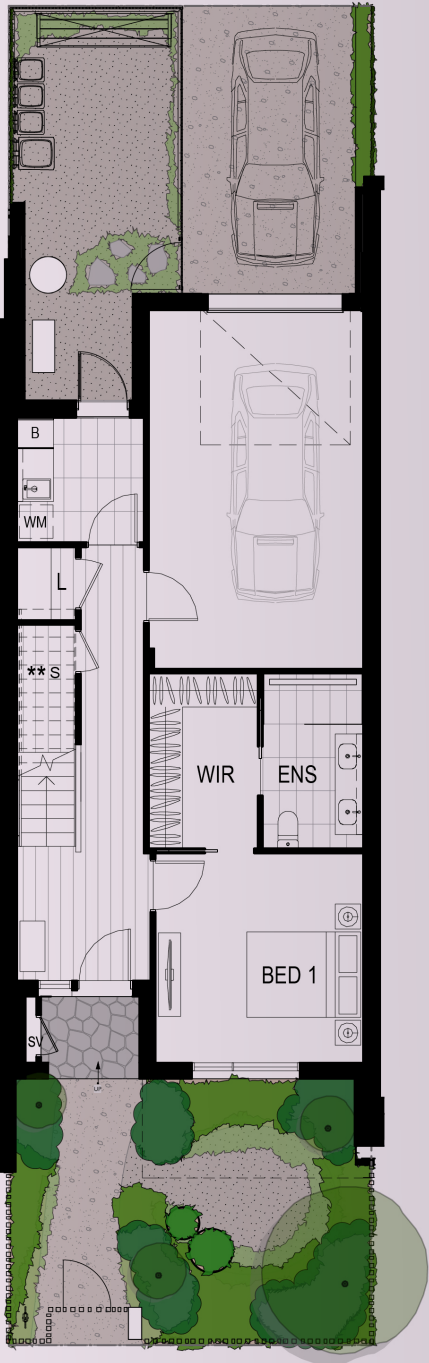
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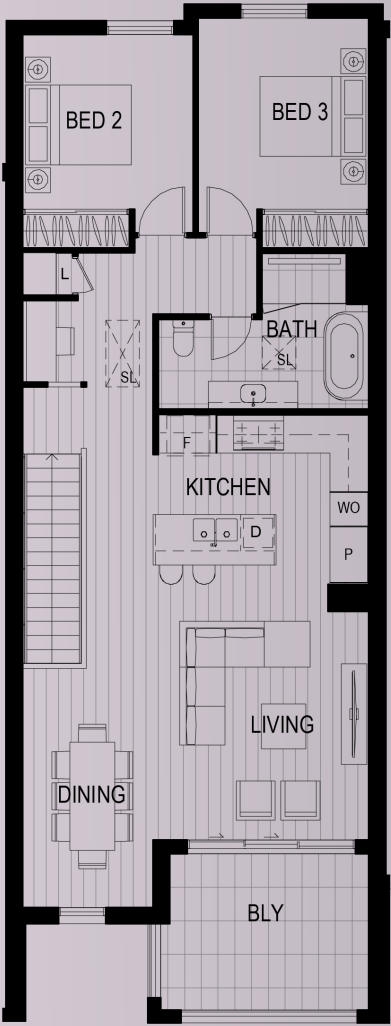
Townhome Type
3 2

Area	
Ground floor	56m ²
First floor	100m ²
Internal area	155m ²
Garage	28m ²
Balcony	12m ²
External area	40m ²
Total area	196m ²

- Legend
- B Broom cupboard
 - L Linen
 - F Fridge space
 - P Pantry
 - S Storage
 - WO Wall oven
 - D Dishwasher
 - SV Service cupboard
 - WM Laundry appliance space
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Ground floor



First floor

The Velvet

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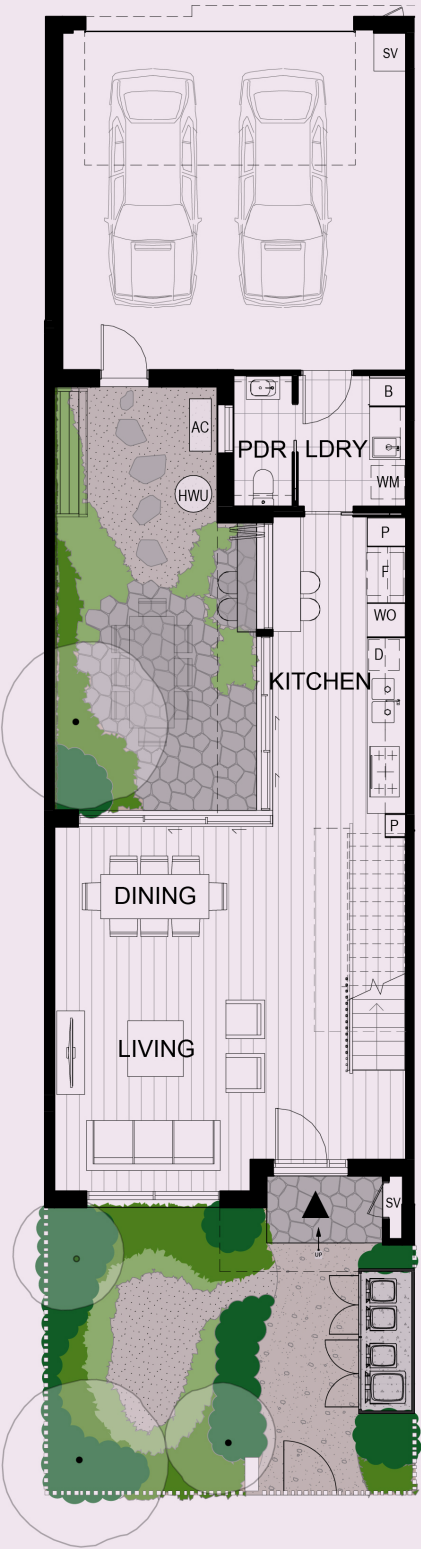
SEVEN STAR LIVING



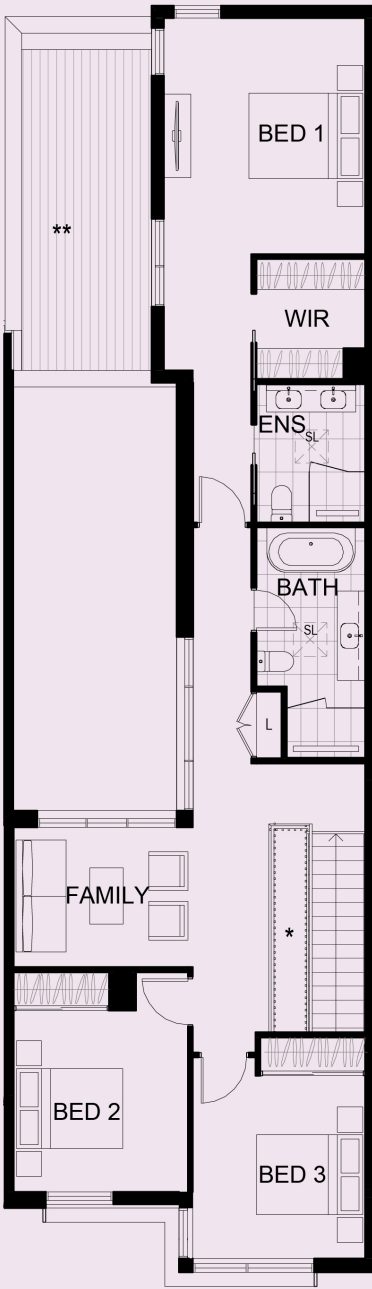
Townhome Type
3 2.5

Area	
Ground floor	69m ²
First floor	101m ²
Internal area	170m ²
Courtyard	26m ²
Garage	43m ²
External area	69m ²
Total area	238m ²

- Legend
- B Broom cupboard
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Ground floor



First floor

The Heirloom Collection

Our Heirloom Collection is made up of larger four bedroom homes, designed for families looking for more space and adaptability with a number of flexible floorplans on offer.

Featuring added touches of luxury, the Heirloom Collection features contemporary fittings and fixtures, and a level of comfort that you will be proud to call your home.

A selection of premium upgrades have been curated to allow you to customise your home further.

The Motif II

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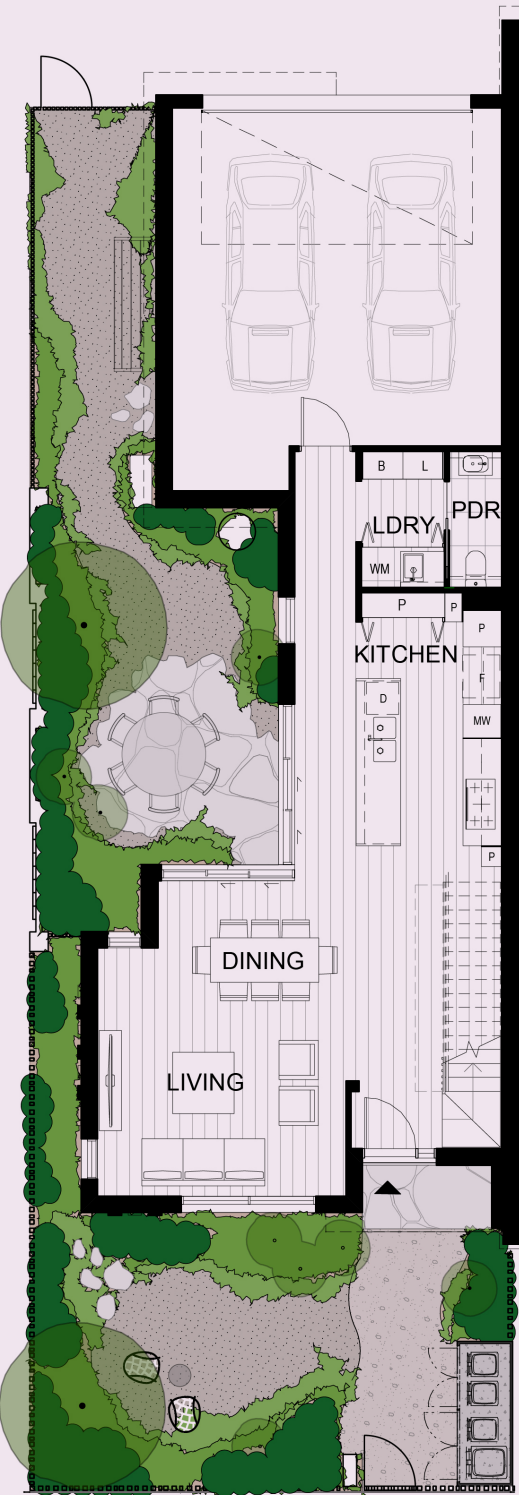
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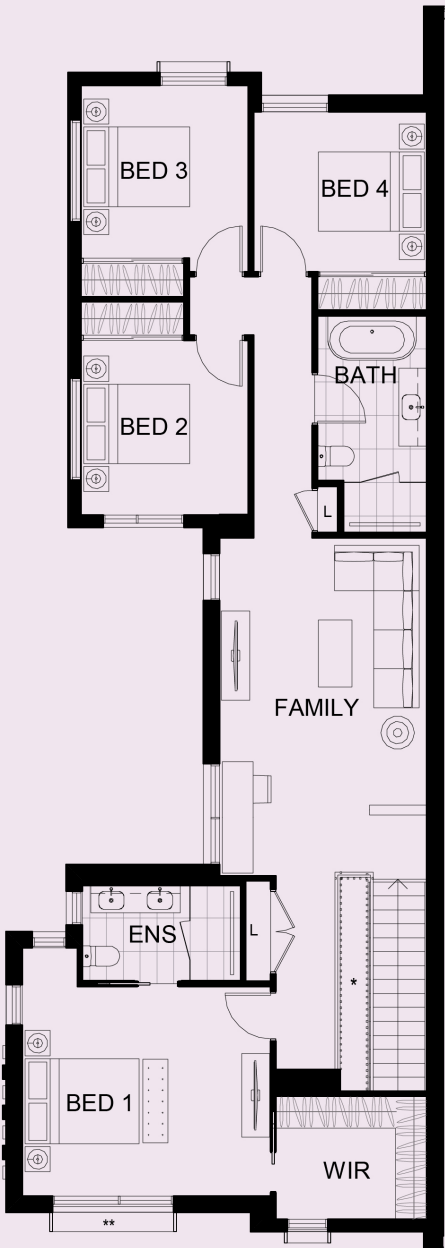
Townhome Type
4 2.5

Area	
Ground floor	75m ²
First floor	120m ²
Internal area	195m ²
Courtyard	30m ²
Garage	43m ²
External area	73m ²
Total area	268m ²

- Legend**
- B Broom cupboard
 - L Linen
 - F Fridge space
 - P Pantry
 - S Storage
 - MW Microwave Space
 - D Dishwasher
 - SV Service cupboard
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 - * Void
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Ground floor

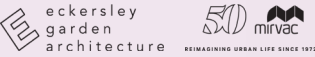


First floor

The Sateen Double

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Townhome Type
4 2.5

Area	
Ground floor	83m ²
First floor	119m ²
Internal area	202m ²
Courtyard	26m ²
Garage	42m ²
External area	68m ²
Total area	270m ²

- Legend
- B Broom cupboard
 - L Linen
 - F Fridge space
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 - WO Wall oven
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 - SV Service cupboard
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 - * Void
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Ground floor

0 1 2 4m

The Sateen Corner

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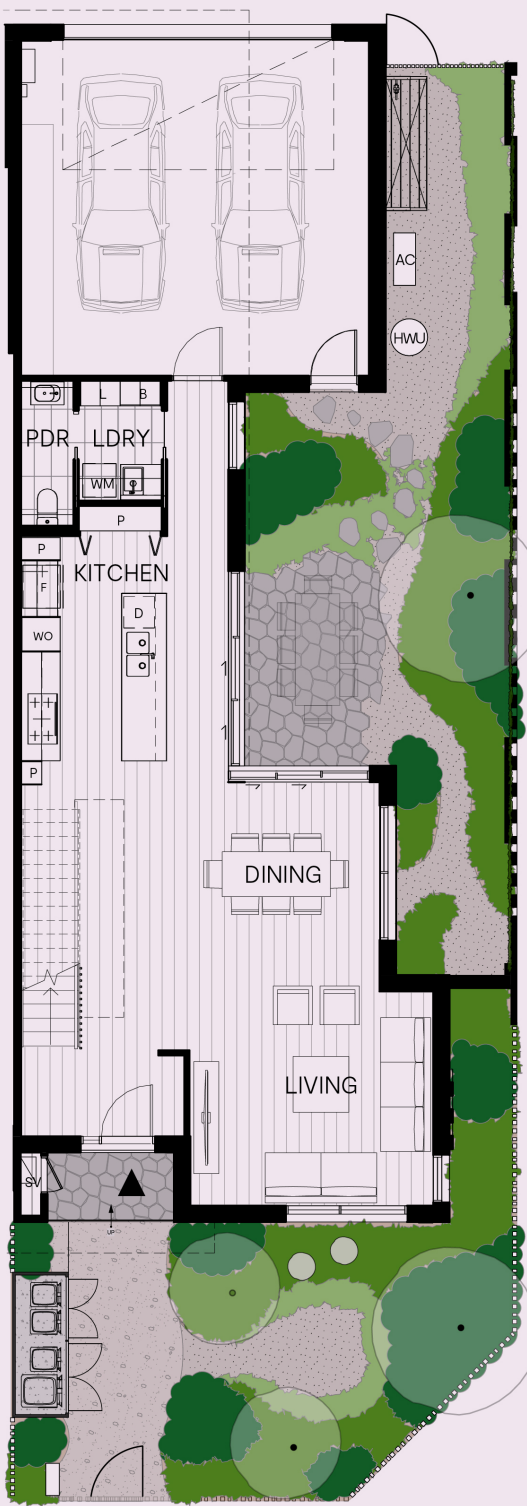
SEVEN STAR LIVING



Townhome Type
4 2.5

Area	
Ground floor	85m ²
First floor	113m ²
Internal area	199m ²
Balcony	13m ²
Courtyard	32m ²
Garage	43m ²
External area	88m ²
Total area	287m ²

- Legend
- B Broom cupboard
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Ground floor

0 1 2 4m

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The floor plans in this brochure were 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, landscaping, lighting and furnishings depicted in artist impressions 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. All graphics, including design and 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 letterboxes and side and rear retaining walls. All level changes in the courtyards may not have been shown. 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 printing but will change as the development and planning approvals proceed. 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. 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. Correct as at June 2022.



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