

Parkscapes TOWNHOMES



Artist's impression. The architecture and landscaping are an artist's impression only. Indicative only and subject to change/development approval.



OLIVINE
by mirvac



Live differently at Olivine

With a lot more to love

Life's different in a Parkscape Townhome. We put a lot more focus on quality of design and craft of build, so you can live larger for less. It's a townhome lifestyle that is much closer to nature, with green views you can step right into.

It's a place to grow and put down roots: a community that will nurture your future. Life's greener here, more sustainable and ready for tomorrow. The neighbourhoods are a lot more social, full of places to love and plenty of get-togethers.

Even the process is different: smoother, faster and easier, that bit better. That's the Mirvac difference.



Gumnut Park, Olivine.

Contents

← Click to discover

Premium amenity *With more to come.*

Click to view →





Set within a vibrant community

With more convenience to love

Under the shade of majestic 200-year-old River Red Gums, Olivine embraces the established beauty of its natural surrounds. It's a place where open green spaces are abundant and thoughtful design is ingrained with sustainable thinking.

Where every detail for an active, well-balanced, and dynamic life has been considered, and opportunities to engage and immerse are plentiful. Where access to lifelong learning, employment opportunities and diverse retail and dining options will connect you to your everyday needs and desires.

It's a place where you can retreat to everyday excellence.



Education

Olivine understands the importance of lifelong learning, so your family will have access to quality and affordable education, from early childhood through to year 12 and adult education. Both public and private facilities will provide opportunities for every family and every student.



Shared Space Community Hub

Supporting resident self-development and social engagement, Olivine's community hub, Shared Space, is a multi-use venue with plans to offer community resource support, events, short courses and community congregation.



Shared Cup Café

The first of its kind in the area, Olivine's first cafe, the Shared Cup, is a truly local social enterprise, serving great coffee and dining options to connect Olivine residents and the wider community.



Future town centre

You'll be able to stock up on an abundance of fresh produce, baked goods, and all your everyday needs at Olivine. The future town centre will include a supermarket, up to 20 specialty stores, and a selection of local and international inspired eateries.





Natural spaces

With over 22 hectares of open spaces within Olivine: from parklands and dog parks to wetlands and conservation areas, every home at Olivine will be within walking distance to rejuvenating nature. Sheltered areas equipped with barbeques and communal dining tables means there's something to cater to every mood, every lifestyle and every occasion.



Sports & recreation

A wide range of sporting facilities, including two AFL/cricket ovals, netball/futsal courts, and a multipurpose sporting pavilion will support a healthy, active lifestyle for you and your family. With a flying fox, skate ramp, and half basketball court, there will be something for everyone to enjoy, no matter what age.



Walking & cycling paths

Throughout Olivine, a shared path network for pedestrians and cyclists will link all neighbourhood parks and active spaces with the schools, the future town centre and Merri Creek.



Adventure Playground

Inspired by the land which is home to 200 year old majestic River Red Gum Trees, Olivine's Gumnut Park and Adventure Playground is a creative space with whimsical structures, slides and climbing pods that encourage exploration and discovery.



Olivine, Donnybrook



Serene open spaces

With more open space to love

With every home overlooking parkland, pocket parks and green spines, Parkscape Townhomes are connected to nature.

Set within quiet and intimate neighbourhood pockets, where you can retreat from the everyday. This is the place to live a healthy lifestyle, within minutes to all the amenity a growing family will need.

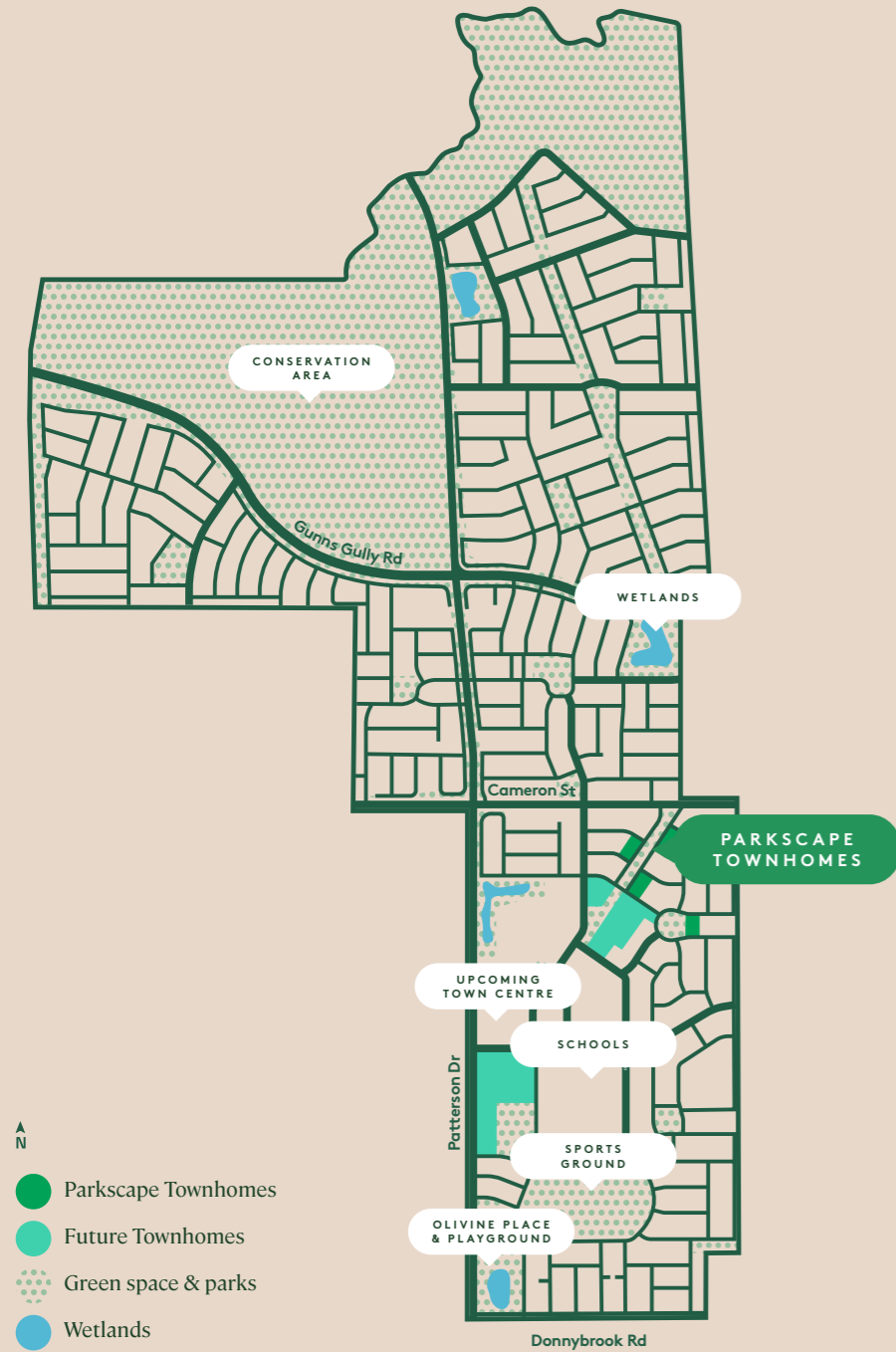
A front row seat to nature's excellence

Striking tree-lined streets celebrate the unique setting, and contemporary designed homes provide lush outlooks. A life at Parkscape Townhomes will be a wholesome life connected to nature.

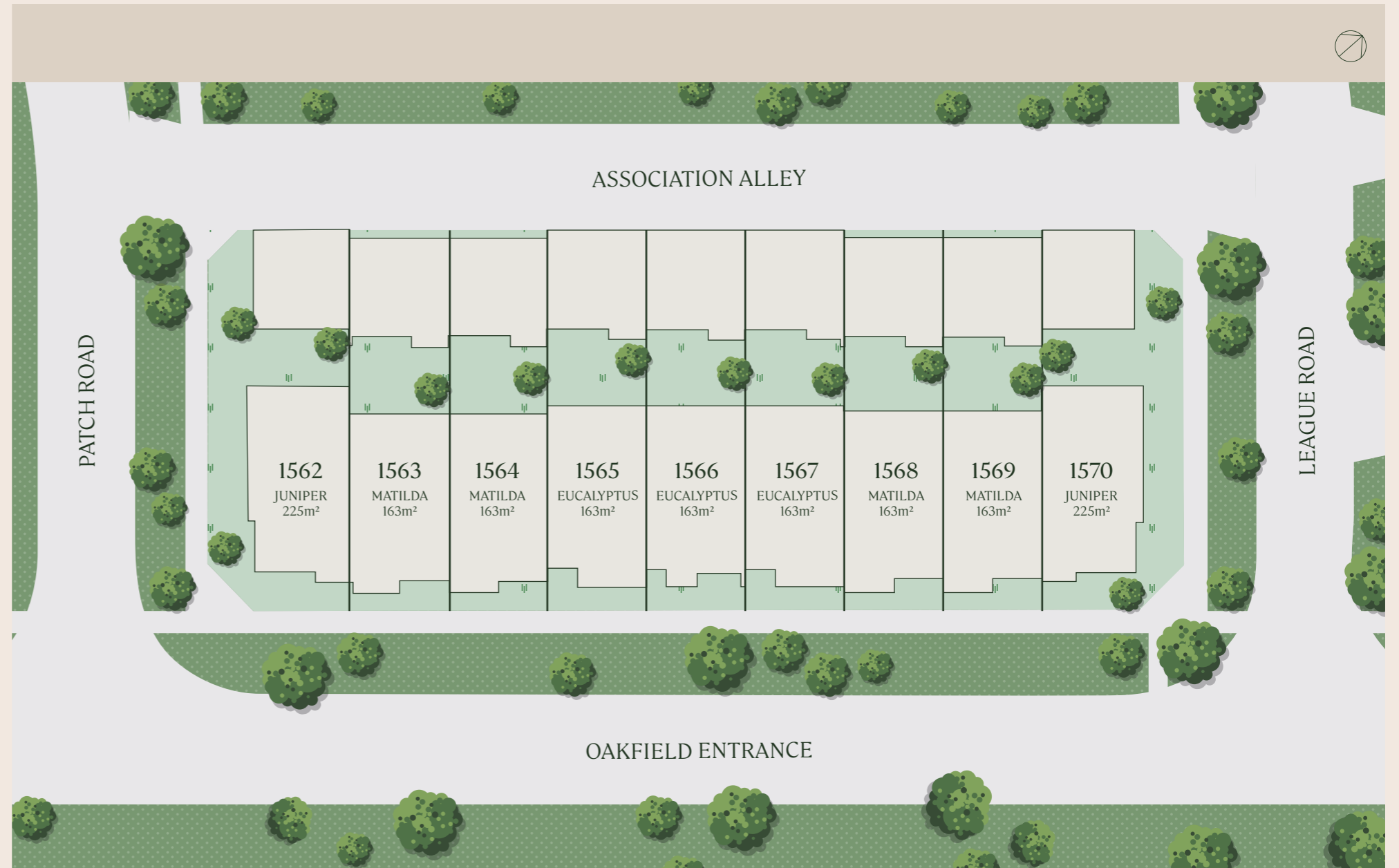


Prime park frontage and a premier lifestyle

Live within a tranquil setting where the quieter urban life will become your everyday reality. This is the place to live a healthy lifestyle, within minutes to all the amenity a growing family will need.



Map not to scale. The information is preliminary only and subject to change without notice as the development progresses.



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Considered and sustainable

With more savings to love

All Parkscape Townhomes are carefully considered to ensure sustainability. Each townhome has a minimum 7 star natHERS energy rating and comes standard as an entire electric home with solar energy. Including an induction electric oven, cooktop, hot water unit with heat pump, ducted heating and cooling with a reverse cycle system.

Architecturally designed, modern townhome living that doesn't compromise on quality or space, Parkscape Townhomes is your opportunity to live the Olivine life for less. With more space, considered fixtures and finishes, and evergreen outlooks, they're uniquely designed for those who want more from townhome living.

Thoughtfully designed

Striking architecture and refined facades converge with verdant landscaping to set the scene for the considered interiors beyond. Warm tones and inviting textures will make every space feel like home.



PARK
VIEWS

TURNKEY
DELIVERY

LOW
MAINTENANCE
LANDSCAPING

Artist's impression. Indicative only and subject to change/development approval.
Render based off stage 12B release.

Considered interiors for every family

Thoughtful design and superior quality create a fresh, contemporary mood inside. Style and function blend seamlessly to create beautiful open living spaces in your Parkscape Townhome.



SMEG
STAINLESS
STEEL
APPLIANCES

CAESARSTONE
BENCHTOPS

Quality standard inclusions:

Smeg stainless steel appliances

Caesarstone 20mm benchtops

Soft close drawers

Fingerpull cupboards and
brushed nickel handles

Designs feature charging
station cabinet

Curved island bench with
feature shelves

Upgrade options:

Sliding door to study to form
a multi-purpose room

900mm appliances

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UPGRADE
SLIDING DOOR
TO STUDY

HIGH
CEILINGS

FLEXIBLE
LIVING
SPACES

DUCTED
HEATING
AND COOLING



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Parkscapes Townhomes will make life easier through clever thinking. Impeccable attention to detail, considered storage solutions, a stunning curation of finishes to choose from, plus the ease of open plan living are just some of the benefits of a life in a Parkscapes Townhomes.

Quality standard inclusions:

Ducted heating and cooling

2.7m high ceilings on the ground floor, 2.59m high ceilings on the first floor

Black aluminium sliding doors

Blinds included to select windows

LED downlights

PARK AND
OPEN SPACE
VIEWS

The bedrooms at Parkscapes Townhomes are the ultimate antidote to a busy day, where rest comes naturally thanks to the neutral hues and lush green outlooks. You'll recharge in excellence, everyday.



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WALK IN
ROBE AND
EN SUITE
ACCESS

PLUSH
CARPETS

PORCELAIN
TILES

FREE STANDING
BACK TO WALL
BATH

SEMI
FRAMELESS
SHOWER



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Luxe bathrooms will create a hotel style at home. Natural light filled bathrooms come complete with bathtubs, generous storage and feature warm wood tones.

STYLISH
UPGRADE
SLIDING DOOR
AND WINDOW

Leopold

FLEXIBLE
SPACE WITH
MULTI-PURPOSE
USE

DOUBLE CAR
GARAGE

Artist's impression

The garage upgrade allows you to personalise your outdoor space to adapt to your lifestyle.

Choose between the standard open double car garage or upgrade to a glass sliding door and window.

Transform your garage into a gym, studio, entertaining area or office.

LANDSCAPED
PRIVATE
COURTYARD

ABILITY
TO PARK A
CAR IN THE
COURTYARD
AREA

CLOTHESLINE
AND PARCEL
MAILBOX



Seamless entertaining

At Parkscape Townhomes, alfresco dining will be effortless. Each home will feature a private rear yard that comes fully landscaped to elevate your indoor-outdoor living to greater heights. With year-round entertaining a possibility, there's even more to love.

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Enjoy the ease of turnkey delivery

With more inclusions to love

All Parkscape Townhomes are built turnkey ready so you can move in straight after settlement. Your new home will be complete – inside and out – with fencing, front and rear landscaping and letterbox all ready to go. Plus there are no body corporate fees to pay.

The landscape design means there is even more to love – it maximises outdoor living space and minimises garden chores.

Expect hard-wearing materials for outdoor living and hardy, attractive planting with seasonal pops of colour.

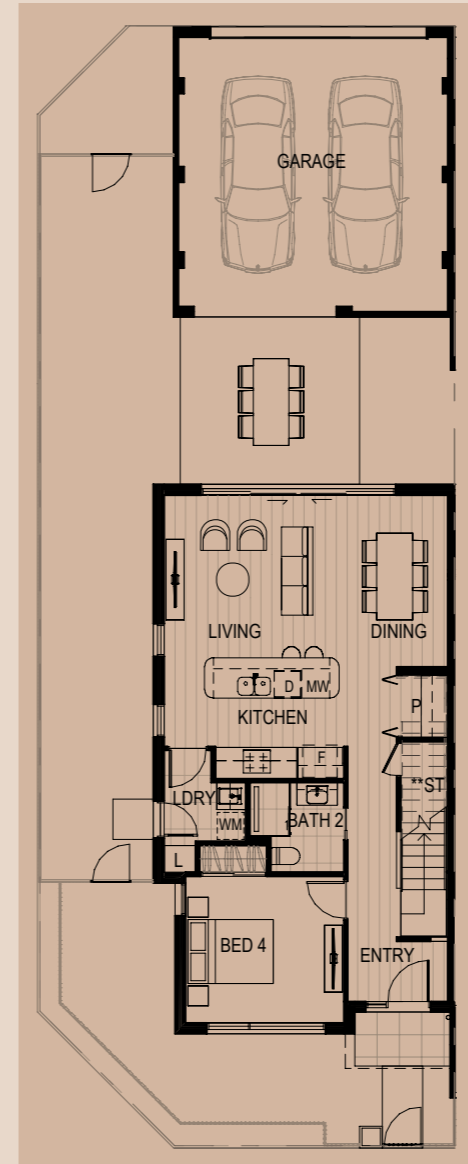
Juniper

Lot 1562, 1570

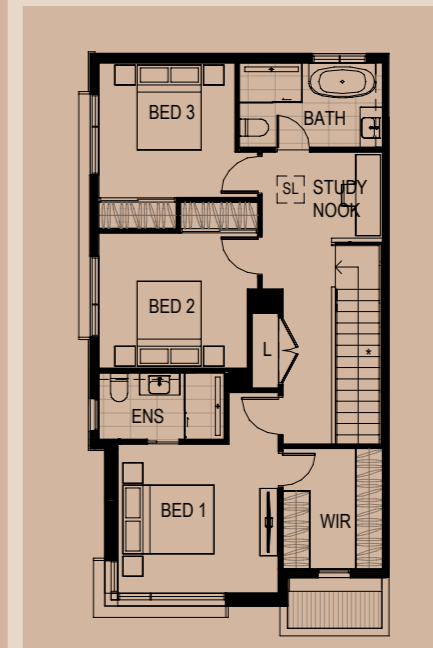


Area Specifications

Ground floor	79.3m ²
First floor	76.2m ²
	155.5m ²
Garage	40.6m ²
Porch	3.0m ²
Courtyard	15.0m ²
Balcony	m ²
	58.6m ²
Total Area	214.1m²



Ground Floor



First Floor

D Dishwasher	L Linen	P Pantry	WM Laundry appliance space	**ST Low Head Height Storage
F Fridge Space	MW Microwave	SL Skylight	WIR Walk in Robe	* Void



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 & 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. Printed May 2022. Version 1

Eucalyptus

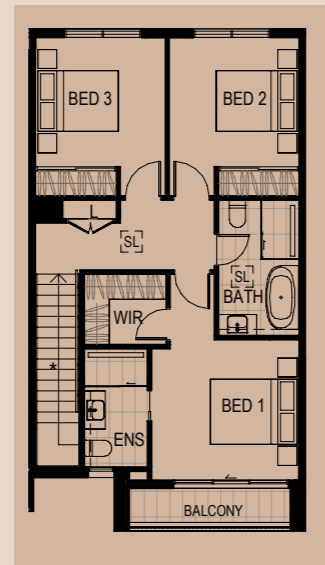
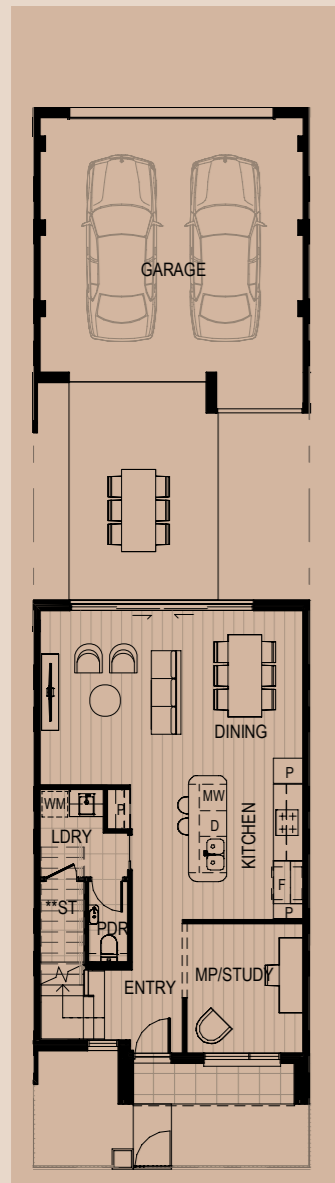
Matilda

Lot 1565, 1566, 1567



Area Specifications

Ground floor	71.1m ²
First floor	68.1m ²
	139.2m ²
Garage	43.9m ²
Porch	3.6m ²
Courtyard	17.9m ²
Balcony	4.1m ²
	69.5m ²
Total Area	208.7m²



Ground Floor

First Floor

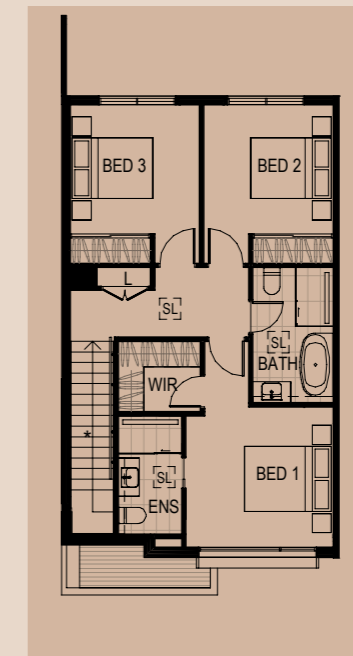
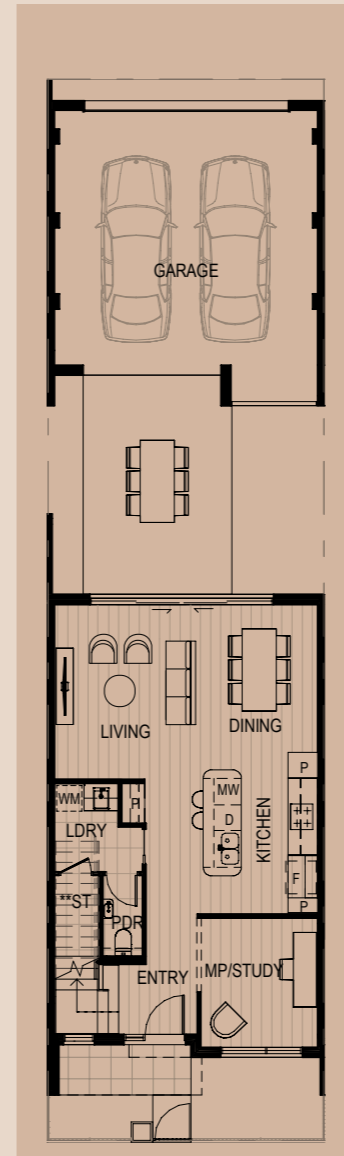
D Dishwasher L Linen P Pantry WM Laundry appliance space **ST Low Head Height Storage
 F Fridge Space MW Microwave SL Skylight WIR Walk in Robe * Void

Lot 1563, 1564, 1568, 1569



Area Specifications

Ground floor	70.5m ²
First floor	68.3m ²
	138.8m ²
Garage	43.9m ²
Porch	3.7m ²
Courtyard	17.9m ²
Balcony	m ²
	65.5m ²
Total Area	204.3m²



Ground Floor

First Floor

D Dishwasher L Linen P Pantry WM Laundry appliance space **ST Low Head Height Storage
 F Fridge Space MW Microwave SL Skylight WIR Walk in Robe * Void

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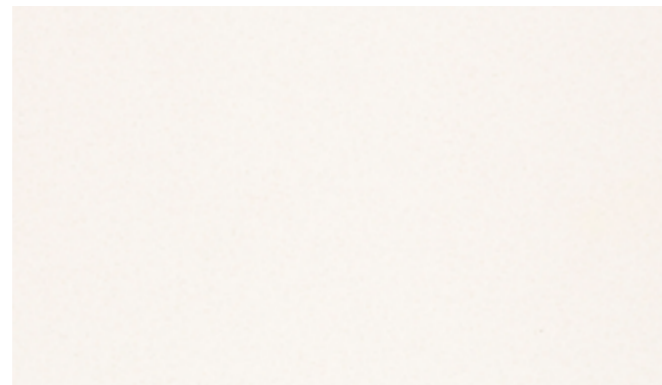
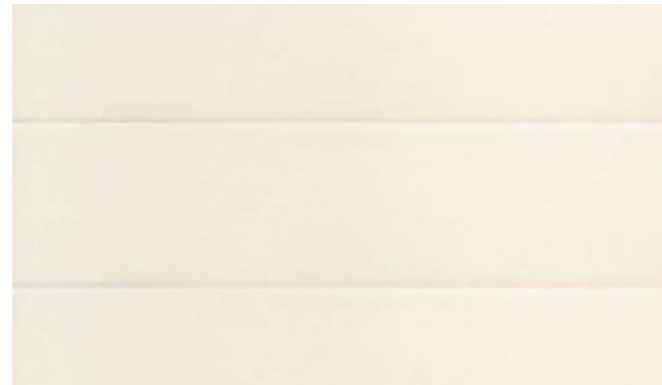
A lot more included.

INCLUSIONS	ABOUT	STANDARD	UPGRADE OPTION
FLOORING			
INCLUDED			
Timber flooring	Timber laminate floorboards as standard or upgrade to engineered timber flooring.	✓	✓
50% wool-carpet	Choose between Plush or Twist pile carpets.	✓	✗
Porcelain floor tiles	Featured in the bathroom, ensuite, powder room and laundry.	✓	✗
LIVING AREAS			
2.7m high ceilings to ground floor	Enhance your living spaces with ceilings inviting natural light and space to your new townhouse.	✓	✗
Ground floor multi-purpose room or study	Comes as standard or 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.	✓	✓
KITCHEN			
Stone benchtop	Durable and stylish 20mm reconstituted stone bench tops to kitchen and island areas. Upgrade to alternative colour options.	✓	✓
Feature Laminate on island charging station and walk in pantry	Enjoy as standard.	✓	✗
Built in oven 600mm Smeg stainless steel	High quality European appliances come standard in your contemporary kitchen. Upgrade to 900mm option.	✓	✓
Stove top 600mm Smeg stainless steel	High quality European appliances come standard in your contemporary kitchen. Upgrade to 900mm option.	✓	✓
Rangehood 600mm Smeg stainless steel	High quality European appliances come standard in your contemporary kitchen. Upgrade to 900mm option.	✓	✓
Dishwasher Smeg stainless steel	High quality European appliances come standard in your contemporary kitchen. Upgrade to semi integrated option.	✓	✗
Microwave	Upgrade to include Smeg stainless steel microwave.	✗	✓
Double bowl Sink	Enjoy under mount sink as standard.	✓	✗

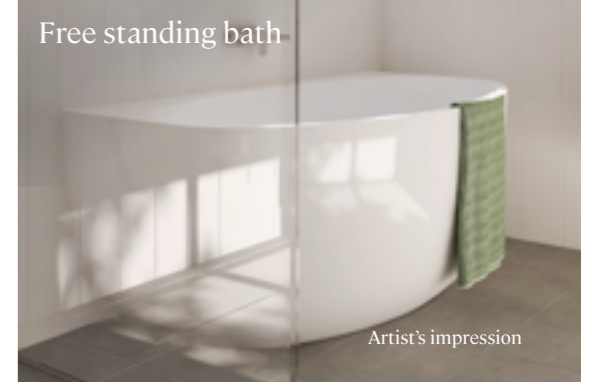
INCLUSIONS	ABOUT	STANDARD	UPGRADE OPTION
CUPBOARDS AND STORAGE			
INCLUDED			
Double hanging rail	Enjoy smarter storage solutions with a double hanging rail to the master bedroom.	✓	✗
Laundry, under stair and linen storage	Enjoy as standard.	✓	✓
Upstairs Study (4 bedrooms only)	Upgrade to include study desk and overhead cabinet.	✓	✓
WINDOW FURNISHINGS			
Block out roller blinds	Enjoy block out roller blinds to select windows and sliding door. Upgrade to include privacy screen roller blinds.	✓	✗
BATHROOM & ENSUITE			
Stone benchtop	Durable and stylish 20mm reconstituted stone bench tops. Chose to upgrade to alternative colour options.	✓	✗
Shower	Semi frameless shower screen and tiled shower base with hand shower on rail as standard.	✓	✗
Bath	Free standing back to wall bath as standard.	✓	✗
Bathroom fittings	Comes complete with towel rail, toilet roll holder, shower shelf, robe hook and hand towel rail as standard.	✓	✗
EXTERNALS / FACADE			
Colourbond (r)	A contemporary Colorbond roof as standard.	✓	✗
Fencing	Aluminium picket front fence and gate, wooden picket side and rear fence.	✓	✗
Letterbox	Parcel letterbox with stainless steel street number.	✓	✗
Brick and render Architectural facade	Be the envy of the street with a striking architectural facade.	✓	✗
SUSTAINABILITY			
Solar	Solar panels and roof mounting system, inverter and energy management system.	✓	✗
Battery	Upgrade to include 10kW battery storage.	✗	✓
Sustainability	Double glazed windows and sliding doors, induction cooking and skylights.	✓	✗
7 star energy rating	Enjoy a standard.	✓	✓

← *Click to discover*

- 01. Carpet
- 02. Joinery/benchtap laminate
- 03. Kitchen splashback
- 04. Kitchen island – feature laminate
- 05. Kitchen benchtap
- 06. Wall tile
- 07. Floor tile



STANDARD INCLUSIONS



UPGRADE OPTIONS



Designed & built by Mirvac

With more quality to love

Thanks to Mirvac's tried-and-tested process, you can look forward to more support and a smoother settlement.

1

Choose your home and pay deposit

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

Once you've chosen your home, our consultant will help you select your interior colour scheme and any product upgrades. Upgrades selected will be added to the contract price. A 10% deposit will be payable at contract signing, payment of the remaining 90% is due upon the completion of your townhome through either a mortgage loan or additional funds.

2

Build Underway

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 Parkscape Townhomes 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

THE MIRVAC DIFFERENCE



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

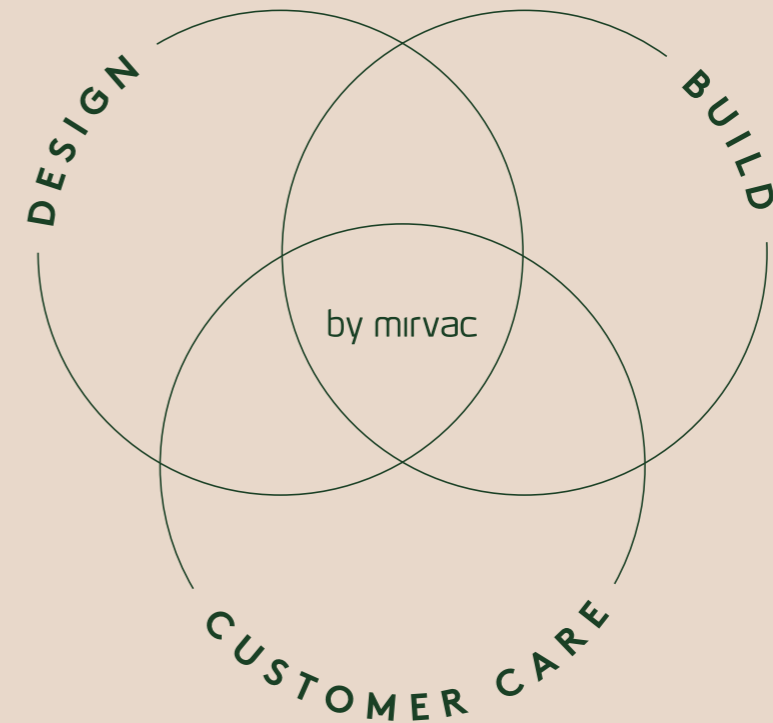
My Ideal House, Gledswood Hills, NSW





Unparalleled customer service

THE MIRVAC DIFFERENCE



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.



Parkscape TOWNHOMES

OLIVINE
by mirvac

Call: 0466 023 068 Web: olivine.mirvac.com Email: shae.meagher@mirvac.com emma.morrow@mirvac.com Visit: 995 Donnybrook Rd, Donnybrook, 3064 (Enter off Olivine Boulevard)
0456 813 349

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REIMAGINING URBAN LIFE SINCE 1972