



# HIDDEN RETREAT

TULLAMORE DONCASTER



by mirvac



HIDDEN **HR** RETREAT

# THE ULTIMATE TULLAMORE ADDRESS

LIMITED RELEASE

Secluded within the tranquil beauty of Tullamore's in excess of 6 hectare protected nature reserve, Hidden Retreat is our most prestigious collection of residences. These luxuriously appointed homes are walking distance to the many benefits that Tullamore by Mirvac has to offer, located within the leafy and vibrant suburb of Doncaster. Numbering only eight addresses, Hidden Retreat will be a sanctuary worth coveting for the select few.



ARTIST IMPRESSION

# ESCAPE TO SUBLIME SERENITY

There is profound craft nestled in every detail of Hidden Retreat. Generous open plans offer sumptuous comfort and timeless style across four bedrooms including a large master suite, multiple balconies are complemented by city views and exclusive outlooks of the greenery encircling your sanctuary. Alongside Miele appliances, each residence is imbued with natural elements incorporating timber and stone. Architecturally designed and built by Mirvac, these luxurious homes are given your personal touch with the choice of colour palette, design upgrades and floorplan flexibility, including the potential to add a fifth bedroom. \*Select floorplans only.



PRIVATE SPACES  
OF EXQUISITE  
DESIGN

ARTIST IMPRESSION



REFINED  
MATERIALITY FOR  
UTMOST REJUVENATION

ARTIST IMPRESSION

# IMMERSED IN THE RICHNESS OF DONCASTER

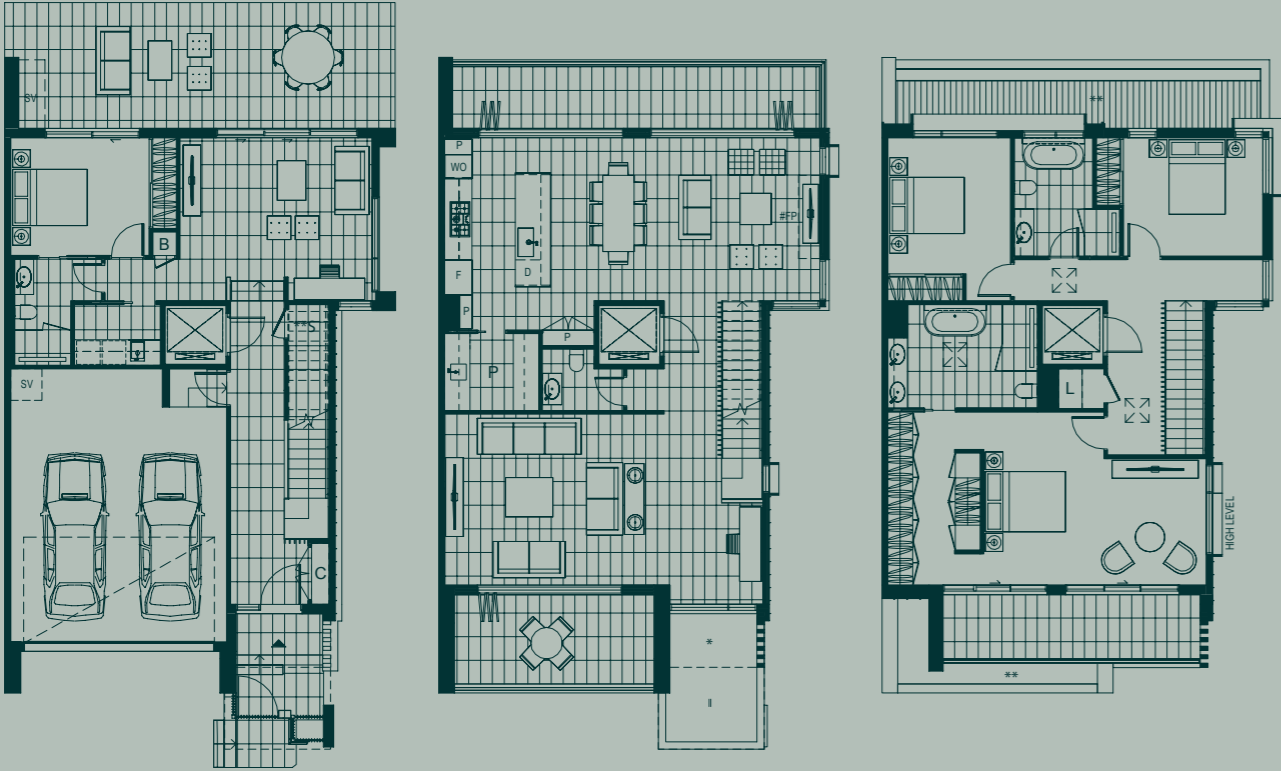
With effortless connections to Westfield Doncaster, the Eastern Freeway, and Melbourne CBD, Tullamore by Mirvac is already home to more than 2,000 residents. Near 30 percent of this thriving community is devoted to green open space, with parks, playgrounds, picnic areas, exercise equipment and walking tracks throughout to encourage an active lifestyle.



Artist's impression. Indicative only and subject to change/development approval. Masterplan is indicative of current and proposed amenity and infrastructure and is subject to change.  
\*Next Gen Health and Lifestyle Club and Stables Provedore Cafe will not be owned or managed by Mirvac and are outside of Mirvac's control and subject to change.

# BROMLEY TYPICAL FLOORPLAN

4  3.5  2 




## Ground Floor

## First Floor

## Second Floor

AREA SCHEDULE M<sup>2</sup>

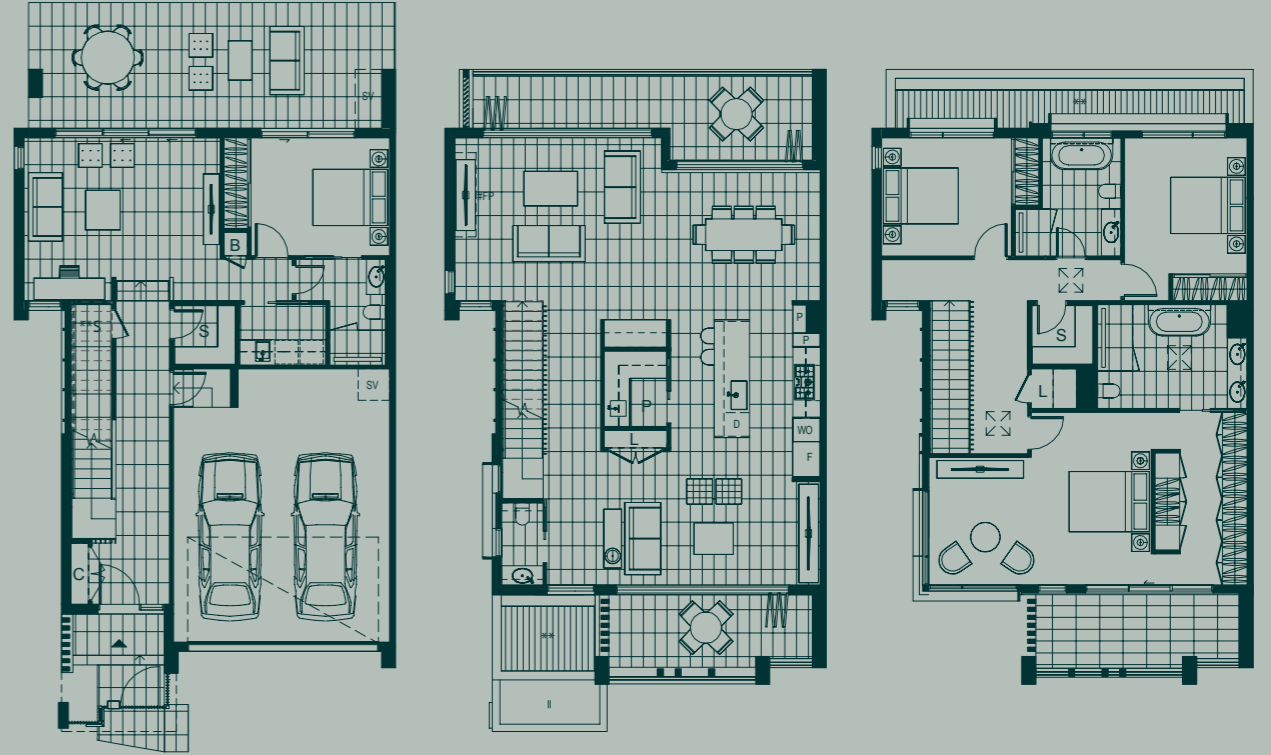
Ground floor living	74.8	Courtyard	31.2	
First floor living	110.9	Balcony 1	11.8	
Second floor living	108.4	Balcony 2	14.8	
Garage	41.7	Balcony 3	10.9	
Porch	2.3	Total	406.7	

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. All graphics, including design and extent of tile/paver/carpet areas, landscaping, balustrades, louvers, sun shading devices, fencing, privacy screens, services equipment and wintergardens are for illustrative purposes only and are not to be relied on as a representative of the final product. 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.

# EVELINA

## TYPICAL FLOORPLAN

4  3.5  2 



## Ground Floor

## First Floor

## Second Floor

AREA SCHEDULE M<sup>2</sup>

Ground floor living	75.7	Courtyard	29.2
First floor living	104.3	Balcony 1	10.2
Second floor living	105.6	Balcony 2	14.9
Garage	41.2	Balcony 3	9.5
Porch	2.5	Total	393.1

ZONE A

OPEN BATTEN CANOPY  
VOID  
NON-TRAFFICABLE ROOF  
LOW HEAD HEIGHT STORAGE  
SERVICE ZONES  
OPTIONAL FIRE PLACE

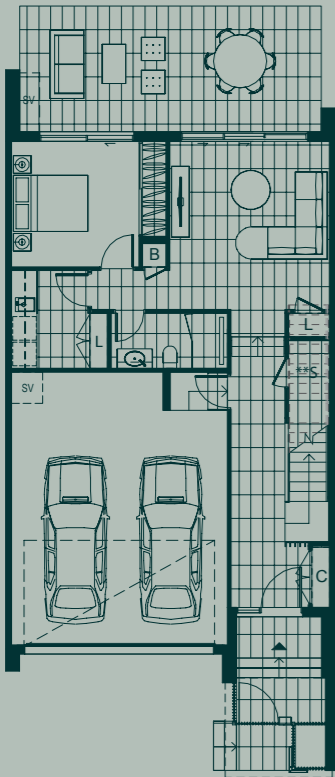
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\*  
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..S  
SV  
#FP

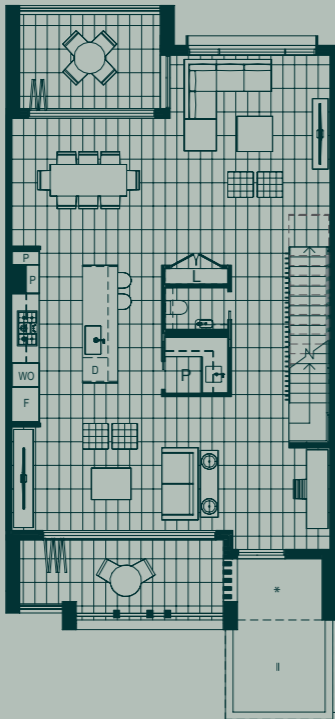
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# FORREST TYPICAL FLOORPLAN

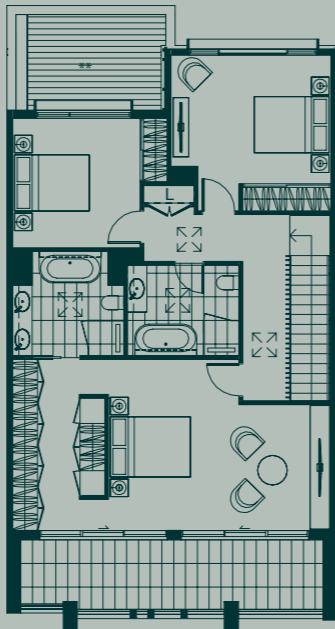
4  3.5  2 



Ground Floor




First Floor



Second Floor

## AREA SCHEDULE M<sup>2</sup>

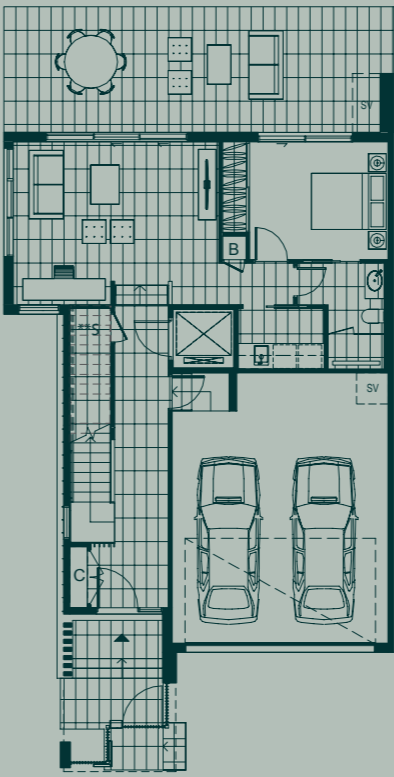
Ground floor living	69.8	Courtyard	24.6
First floor living	103.3	Balcony 1	9.3
Second floor living	100.1	Balcony 2	8.6
Garage	41.2	Balcony 3	13.3
Porch	2.3	Total	372.6

	0 1 2 4m
OPEN BATTEN CANOPY	
VOID	*
NON-TRAFFICABLE ROOF	**
LOW HEAD HEIGHT STORAGE	**S
SERVICE ZONES	SV

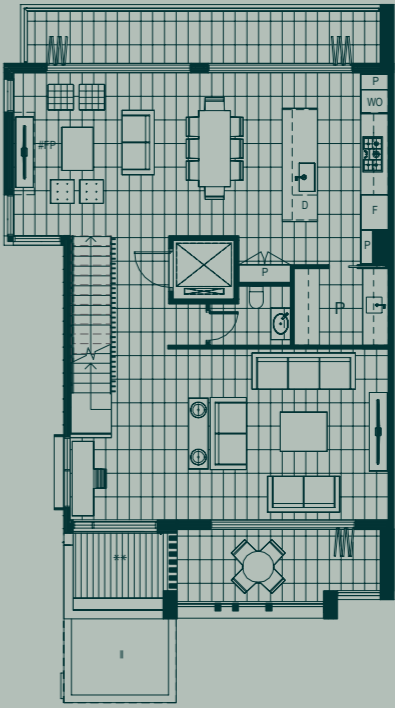
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# MONTALTO TYPICAL FLOORPLAN

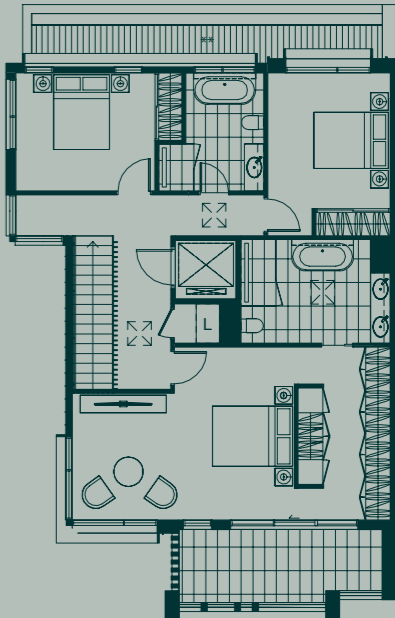
4  3.5  2 



Ground Floor




First Floor



Second Floor

## AREA SCHEDULE M<sup>2</sup>

Ground floor living	76.1	Courtyard	31.3
First floor living	108.3	Balcony 1	9.2
Second floor living	108.3	Balcony 2	11.9
Garage	40.7	Balcony 3	9.3
Porch	2.6	Total	397.6

	0 1 2 4m
OPEN BATTEN CANOPY	
VOID	*
NON-TRAFFICABLE ROOF	**
LOW HEAD HEIGHT STORAGE	**S
SERVICE ZONES	SV
OPTIONAL FIRE PLACE	#FP

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# SURROUND YOURSELF IN BEAUTY

## KITCHEN

Innovative kitchen design inspired by the latest European trends
Superior quality Miele kitchen appliances
- 600mm Electric wall smart oven with pyrolytic cleaning function, black glass
- 450mm Electric wall smart speed oven, black glass
- 900mm Gas cooktop with wok-burner and auto ignition, stainless steel
- 900mm Integrated and ducted externally rangehood
- Semi integrated dishwasher with stainless steel fascia
Supernatural reconstituted stone benchtops with 40mm edge, island with waterfall end panels and front in matching supernatural stone
Supernatural reconstituted stone splashback to match benchtop selection
Feature timbergrain melamine and polyurethane finish to kitchen joinery with shark nose finger pulls
Integrated French door fridge
Oversized single bowl stainless steel under mount sink to main kitchen
Walk in pantry with single bowl undermount sink and benchtop to match main kitchen
Soft close drawers & hinges
Under sink bin drawer with servo drive
Mixer tap in chrome finish with pull out spray
LED strip light to underside of kitchen overhead cupboards

## ENSUITE AND BATHROOMS

Full height tiling to ensuite/s and bathroom/s
Frameless clear glass to showers
Supernatural reconstituted stone vanity benchtops with 40mm edge
Feature timbergrain melamine finish to bathroom and ensuite vanity unit with shark nose finger pulls to drawers
Mirror cabinet with LED lighting to open shelf
Freestanding back to wall bath with feature timbergrain melamine wall shelf
Chrome mixer taps
Shower on rail with overhead shower to ensuite/s and bathroom/s
Designer towel rail, toilet roll holder and robe hook in chrome finish

## LAUNDRY

Under mount stainless steel trough with feature joinery unit and overhead storage cupboard
20mm edge reconstituted stone benchtop
Mixer tap in chrome finish

## INTERIOR DETAILING

Interiors selected and designed by a team of interior designers
Quality wool carpet
Large format porcelain floor tiles
Timber finish stair treads between ground and first floor with carpet treads between first and second floor
2550mm ceiling height to ground floor, 2700mm to first floor and second floor
Lift car to all levels included on select homes
Premium square set cornices throughout
Contemporary lever handle internal door furniture

## 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 timbergrain finish garage door
Letterbox
External light to front entrance, rear courtyard and main balconies
TV antenna including splitter
External gas point to balcony

## LANDSCAPING AND FENCING

Private secure entry gate with electric strike release
Fully landscaped front garden with stone paved pedestrian path to entry porch
Reinforced coloured concrete driveway
Powder-coated open picket blade fence with stained timber lapped and capped interlot fence and/or block or masonry fencing

These premium homes feature all the hallmarks of modern, sustainable living: from solar panels and double-glazed windows; to open plan living areas with private courtyards, balconies, and a double car garage.

## ELECTRICAL AND SAFETY

Homes pre-wired for add-on monitored security system option
Hard wired smoke detectors with battery back-up
Video Intercom to front gate
Minimum 2 telephone points
Minimum 7 data points
Minimum 7 TV points
Minimum 7 USB charging points on power outlets

## HEATING / COOLING

Ducted heating and cooling system with zoning
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6 years Statutory Builders Warranty
3 month Mirvac Rectification Warranty

## Minimum 6 Star building fabric

Solar energy roof panels, min. 5kW with Tesla battery storage
Solar with electric booster hot water system
Electric vehicle charging provision
Double glazed windows and skylights
LED down lights throughout
Low VOC interior wall paint
Recycled water connection plumbed to yard, washing machine and toilet flushing
4 Star WELS shower head
6 Star WELS tapware to bathrooms
Standby off (green) switch

## UPGRADES AVAILABLE

Supernatural Ultra reconstituted stone benchtops with 40mm edge, splashback, island waterfall ends and front panels
Supernatural Ultra reconstituted stone vanity benchtops with 40mm edge
Supernatural Ultra reconstituted stone laundry benchtops with 20mm edge
Gaggenau kitchen appliances
900mm Induction cooktop to match selected kitchen appliance range
Under bench wine fridge in kitchen
Zip tap with sparkling, chilled and boiling water to main sink
Double bowl sink in lieu of oversize sink to kitchen
Freestanding bath
Heated towel rails to bathroom/s and ensuite/s
In-floor heating to bathroom/s and ensuite/s
Feature timbergrain melamine robe fitout options
Sliding wardrobe door finish options
Privacy latches to bedroom doors
Security alarm system
Linear pendant light to kitchen island
Smart lighting dimmer to living, kitchen and bedroom areas
Smart double powerpoints to select locations
Ceiling fans to bedrooms
Engineered timber flooring options
Timber finish stair treads between first and second floor
Loop pile quality wool carpet options
Gas fireplace to select homes
Lift car to all levels in select homes

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# QUALITY AND CARE IN EVERY LITTLE DETAIL

## THE MIRVAC DIFFERENCE



For 49 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	 REIV 2019 AWARDS FOR EXCELLENCE WINNER	 UDIA 2020 Urban Development Institute of Australia	 Australian Institute of Architects
Award for best Masterplanned Community	Project Marketing Award	High Density Development Award	Award for Sustainable Architecture
Harcrest Wantirna South, VIC	The Eastbourne East Melbourne, VIC	The Eastbourne East Melbourne, VIC	My Ideal House, Gledswood Hills, NSW

The content of this brochure was produced prior to completion, and prior to the receipt of final planning approvals. 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. The information provided herein is believed to be correct as at November 2021.



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**TULLAMORE**  
DONCASTER



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