



# Discover Waverley Park by Mirvac.

A place rich with sporting history and  
a sense of belonging; where convenience,  
community and open space are paramount.



## Become part of the spectacular final precinct within Waverley Park.

Mirvac is proud to reveal the breathtaking vision to complete this outstanding community. We invite you to secure your place within this historic, coveted neighbourhood.

In this final frontier of Waverley Park, the masterplan and brand new home designs are full of personality and style, creating a backdrop for the drama and play of life to unfold. Make Waverley Park your home and step into a way of living that is perfect for you and your family.



# The Finale



# We have saved the best till last.

**The Finale features — a limited series  
of homes fronting a sublime lake, surrounded  
by lush parkland, wetlands and open space.**

This is a highly anticipated and rare opportunity to live in a lake front or park front home in this esteemed community. Set within an incredible landscape, teeming with life and possibilities, is Mirvac's exceptional collection of brand new architect-designed family homes. Surrounded by natural beauty, the amenity of the established neighbourhood is just a short stroll from your door.







# An esteemed and iconic community.

Discover Waverley Park's established community  
and neighbourhood, surrounded by the  
convenience of the South Eastern Suburbs.



# An established heartland for family living.

**A thriving community where people gather to share  
special moments and make lasting memories.**

At the heart of the neighbourhood is the historic  
Waverley Park Stadium, shopping precinct and oval. Stroll  
through the welcoming streets to the established community  
hub and enjoy the abundant landscaping surrounding you.





The Last Piece Café

**The Last Piece café — a place to meet,  
gather and spend quality time.**

Everyone needs their daily coffee fix, and Waverley Park offers it with style. Highly renowned in the south east, The Last Piece provides a relaxed environment to share food, drinks and quality time with family and friends.



The Village Store

**Your local provider of everyday essentials.**

Fresh food, groceries and your everyday needs are contained in one handy destination at The Village Store. Here you can find all the items you need to indulge in life's simplest pleasures.





Blades of Glory Barber

**Specialty services and unique local amenities at your fingertips.**

Specialty retailers unique to the precinct, like Hawksnest Memorabilia or Waverley Park Dental Care, Blades Of Glory is your local barber that's a cut above the rest. Whatever you're after, Waverley Park has you covered.



Goodlife Health Club

**Inspiring a healthy lifestyle — Goodlife Health Club.**

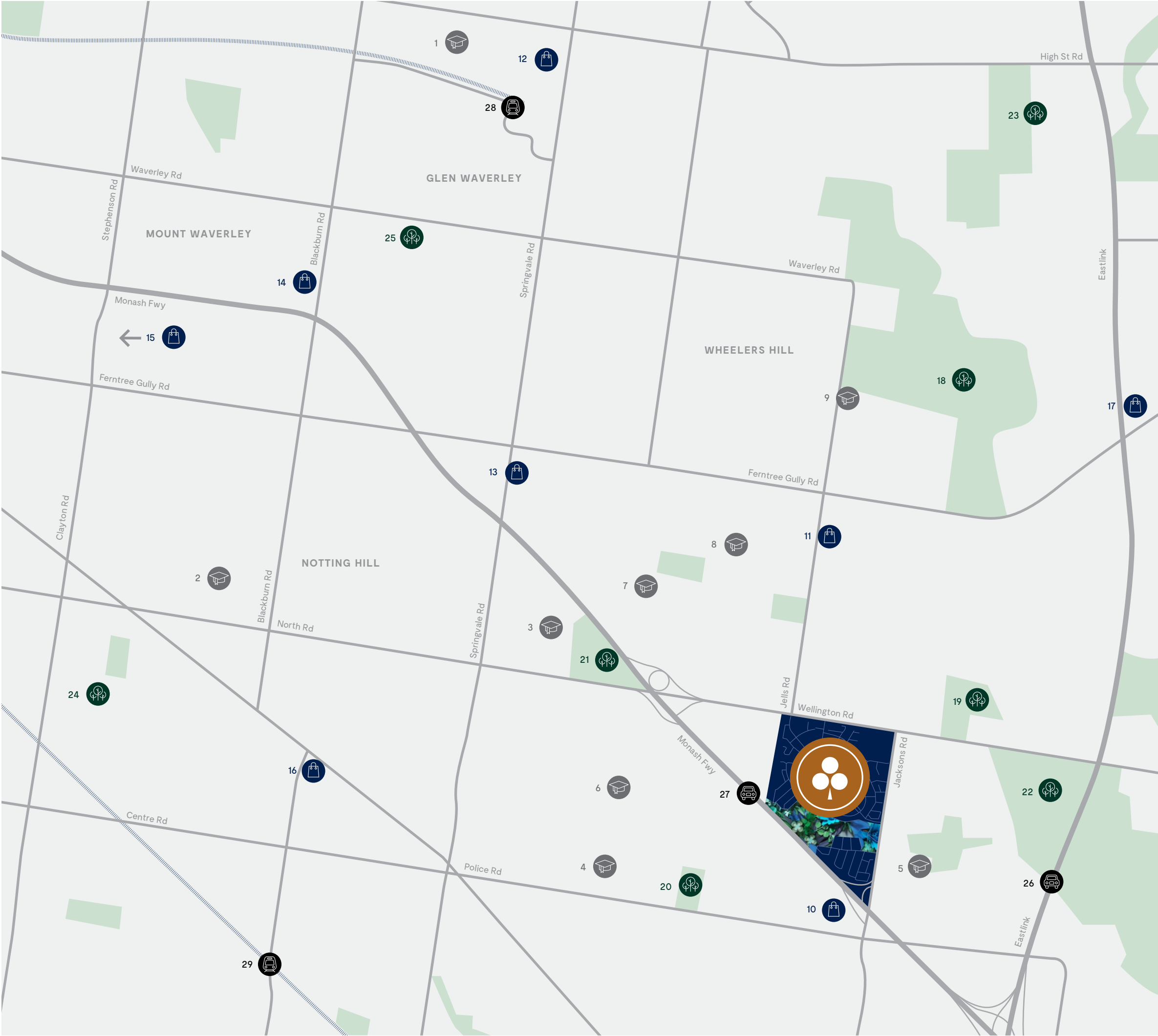
When it comes to fitness — quality, convenience and some extra motivation go a long way. With Goodlife Health Club at the stadium, a fit and healthy lifestyle is just around the corner.



# Perfectly positioned with everything in easy reach.

Nestled in Melbourne’s heartland amongst the leafy South Eastern suburbs, a life of superior ease, lifestyle and convenience exists at Waverley Park. Surrounded by well-established parkland, recreational facilities, leading schools and shopping centres, Waverley Park benefits from an established network of roads and freeways at its doorstep.

Schools
1. Wesley College
2. Monash University
3. Mazenod College
4. Wellington Secondary College
5. Mulgrave Primary School
6. Albany Rise Primary School
7. Brandon Park Primary School
8. Wheelers Hill Secondary College
9. Caulfield Grammar School
Shopping Centres
10. Waverley Gardens
11. Wheelers Hill Shopping Centre
12. The Glen
13. Brandon Park
14. Pinewood Shopping Village
15. Chadstone Shopping Centre
16. Ikea and homemakers centre
17. Caribbean Gardens
Health & Recreation
18. Jells Park
19. Mulgrave Reserve
20. Southern Reserve
21. Freedom Reserve
22. Tirhatuan Wetlands
23. Knox Regional Sports Park
24. Monash Medical Centre
25. Monash Aquatic & Recreation Centre
Connectivity
26. Eastlink
27. Monash Freeway
28. Glen Waverley Train Station
29. Westall Station







Wesley College, Glen Waverley

### **A number of options for excellent education.**

Providing lifelong skills, from prep to year 12, quality schooling provides the foundations for the future. Take your pick from a number of private and public primary schools, grammar schools and colleges, including the esteemed Wesley College.



Monash University, Clayton Campus

### **Make the tertiary leap at Monash University.**

One of Melbourne's most highly respected and awarded universities is just a short drive from home. Here higher education is an engaging and social activity with countless study opportunities along the way.





Chadstone Shopping Centre

### Retail options at your fingertips.

From everyday essentials to luxury boutiques, Waverley Park benefits from exceptional retail experiences. The Fashion Capital, Chadstone Shopping Centre and Waverley Gardens are within a short drive, offering an abundance of shopping options.



Monash Freeway

### Exceptionally connected neighbourhood living.

Enjoy direct access to the CBD and Victoria's best destinations from your idyllic home base at Waverley Park. With the Monash Freeway or the Eastlink close by, you can be wherever you need — or want — to be.





# Prestigious living on the park and lake.

A unique park and lake landscape of  
natural beauty rich with amenity for  
all ages and lifestyles.



**A grand park and lake completes the  
Waverley Park vision.**

Waverley Park's spectacular final precinct will include lake and park front homes, lush wetlands and extensive open space. With its unique, green and serene settings, this highly anticipated community will be Waverley Park's grand finale. The Finale offers you a rare opportunity in a sensational and sought-after location.





# Park and lake life.

## A natural landscape designed for family living.

The Finale is placed around the natural expanses of the park and lake precinct. Dotted throughout the landscape are a range of facilities for the whole family to enjoy, with boardwalks to guide you to the lake and walking paths to navigate you around. Fitness equipment gets you active, playgrounds keep the kids entertained and picnic and barbecue areas foster meaningful neighbourhood relationships.

- |                            |                             |  |
|----------------------------|-----------------------------|--|
| 1. Kickabout zone          | 9. Climbing element         | 17. Seating steps                            |
| 2. Outdoor gym             | 10. Picnic shelter and BBQs | 18. Basketball court                         |
| 3. Fitness station         | 11. Swing                   | 19. Picnic shelter, BBQ and communal seating |
| 4. Fitness station         | 12. Boardwalk               | 20. Table tennis                             |
| 5. Picnic shelter and BBQs | 13. Fitness station         | 21. Skate, bike and scooter zone             |
| 6. Play elements           | 14. Fitness station         | 22. Soccer pitch                             |
| 7. Play bridge and slides  | 15. Outdoor gym             |  |
| 8. Nature play             | 16. Climbing wall           |  |

Whilst Mirvac is committed to delivering the amenity shown, this project plan is indicative only, is subject to authority, design and construction approval and will change. The final components of the amenity are still being determined and are subject to council approval. Purchasers should make their own enquiries.





# Life on the park.

A unique setting, the parklands are designed with distinct zones to cater for every desire — whether to escape, exercise or relax. Open expanses, playgrounds, exercise stations and boardwalks — take your pick from a range of options in this stunning natural wonderland.





### Expanding their horizons.

The best thing after a hard day at school is to get moving. The nature-inspired playground includes built structures, as well as rocks and a planted embankment, so children can explore to their heart's content. Just as important as their need for independence is the need for safety. A nearby seating area means you can watch the kids as they entertain themselves for hours.





### An active and social life.

Teenagers need space to assert their independence and explore their identity. Whether it's playing some basketball, rolling into the skate park or climbing on the rock wall, there are opportunities to encourage fit and active hobbies. Soft grassy landforms and picnic shelters provide a relaxing backdrop to unwind.

Artist impression only: Basketball courts and climbing walls. Subject to change and authority approvals.





# Life on the lake.

Glide into lakeside living at Waverley Park, the pinnacle of wellbeing with opportunities for both activity and relaxation. With striking outlooks from every angle, this is the perfect setting in which to make new memories with family and friends and bask in the sheer beauty of a refined life by the water.



**Lakeside living at Waverley Park —  
the epitome of natural luxury.**

Welcome to lakefront living at its best. Take in the serene views of the lake, boardwalks, adventure park and Waverley Park community during your morning stroll. This is one view that will never get old.





**A waterside wonderland for family fun.**

When it comes to the family, the lake provides the perfect backdrop for life to unfold. Have a casual picnic and use the barbecue facilities, invite the extended family and friends around for a birthday party and enjoy the delights this fantastic new lakeside amenity has to offer.

Artist impression only: Barbecue shelter and lake precinct. Subject to council, development and construction approval.





**Activate your waterside life with kilometres of pathways and boardwalks.**

Enjoy fresh air and the scenery surrounding the lake at your leisure. Go at your own pace — take a gentle walk, or go for a brisk jog or run with the dog. The beauty of the lake is yours to discover.

Artist impression only: Boardwalk. Subject to council, development and construction approval.





# Quality living from every vantage point.

Brand new architect designed homes  
for contemporary family living with natural  
outlooks to the park and lake precinct.





## Mirvac-designed and built homes offer freedom of choice and peace of mind.

Enjoy premium living, brought to life through contemporary excellence in design and expert construction.

Choice is everything, and at Waverley Park you can choose your home and select from customisation options that really suit your style.

- Fixed price. No hidden costs and no more to pay
- Individual designs by award-winning architects, Mirvac Design
- Quality materials and finishes included with customisation options

- Carefully coordinated colour schemes by Mirvac interior designers, providing timeless interiors
- Landscaping, driveway and letterbox included
- Considered planning to maximise solar penetration, privacy, backyard and internal living spaces
- Mirvac's quality commitment
- 6+ star energy rating



**Designed by award-winning  
architects for modern family living.**

The Finale at Waverley Park is a community you will be proud to call home. Mirvac's acclaimed design team is delivering The Finale via a carefully considered master plan. Mirvac's award-winning architects designed the versatile — and magnificent — range of homes on offer, and all homes feature high quality interior finishes and fixtures that deliver long lasting style and comfort.







**Space for you to sit back and relax.**

Relaxation comes naturally at Waverley Park. From the spacious living areas of your personal haven, you are still intimately connected to the lush landscaping and natural environment beyond — inviting a sense of effortless serenity in to the home.





**Homes that have been expertly designed for you.**

At The Finale, Mirvac's extensive expertise is delivered right into your home. From walk-in pantries to expansive windows and balconies that take in the views, the way you use your home has been considered down to the last detail.





Artist impression only: Kitchen, Park scheme. Finishes and fixtures are subject to change.



Artist impression only: Bathroom, Park scheme. Finishes and fixtures are subject to change.









Artist impression only: Kitchen, Lake scheme. Finishes and fixtures are subject to change.



Artist impression only: Bathroom, Lake scheme. Finishes and fixtures are subject to change.





Inspiring trust  
in home owners  
across Australia.





# Sustainability at Waverley Park.

**The Mirvac brand is synonymous with quality projects and landmark Australian sites. We strive for sustainability excellence in all our operations.**

## **Sustainable design and Mirvac quality**

Every Mirvac home reflects our pledge to deliver projects with exceptional environmental and social performance. Our commitment to delivering world-class projects is driven by our organisation's sustainability strategy: This Changes Everything.

The pillars of this strategy: Re-Imagining Resources; Shaping the Future of Place; Smarter Thinking; and Enriching Communities, guide our actions and help ensure our projects deliver tangible benefits.

## **A sustainable lifestyle awaits at The Finale**

Sustainability is built into the design of The Finale. From the community's walkability to its water management, and from its accessible fitness facilities to considered home designs, The Finale demonstrates Mirvac's commitment to creating healthy, connected and happy communities.

## **The Finale's clean and green lifestyle**

Every Finale home at Waverley Park achieves a minimum 6-star energy rating. The homes' passive design elements, cross-ventilation and superior insulation deliver exceptional thermal performance. Homes are designed to be cooler in summer and warmer in winter, reducing energy use – and energy costs\*. LED lighting, solar hot water and energy-efficient appliances will deliver further savings\*.

An abundance of natural light and fresh air offers proven health and wellbeing benefits, and you can breathe easier knowing your Finale home will use paints and joinery with low or zero VOC's and formaldehyde.

## **Future-proofed for solar and battery power**

All Finale homes have been future proofed for solar PV and battery installation. Conduits between the roof and garage allow for easy future installation of a solar PV and battery system (no drilling required) and minimises the risk of visible cables.

## **Lakes and wetlands add more than beauty**

The waterways at Waverley Park offer serene outlooks and social opportunities for all the community – and they'll also contribute in other ways. Waverley Park's interconnected wetlands and lakes will treat stormwater, support ecological diversity and enhance the amenity of the landscape.

Mirvac's water-sensitive urban design approach creates healthy waterways requiring minimal maintenance. Over time, Waverley Park's new wetlands and lakes will become self-sustaining ecological and biological systems, supporting a huge variety of fauna and flora and requiring minimal maintenance.





# Quality and care in every little detail.



At Mirvac reimagining urban life is our purpose. It guides what we do, how we do it and most importantly why we do it.

We create homes of enduring value through the pursuit of quality and care in every little detail, you can benefit from our philosophy, values and our all-under-one-roof knowledge, experience, service and delivery.

Our commitment to quality goes beyond design, construction and after-sales service and community initiatives. We listen and learn from our customers. Your needs and aspirations shape our project vision and

provide the inspiration for our award winning architects, designers and construction teams

We take a personalised approach to customer care, providing the highest level of service through every stage of the property purchase and beyond.

When you choose Mirvac you know you are with a company as passionate about every little detail as it is about the bigger picture – reimagining urban life to improve the way people live, to enrich their lives, and leave a legacy to be enjoyed for years to come.



# The right place by mirvac.



Laureate, Albert Park, VIC



Enclave, Ascot Vale, VIC



Tullamore, Doncaster, VIC



River Precinct, Yarra's Edge, VIC

the right place | by mirvac

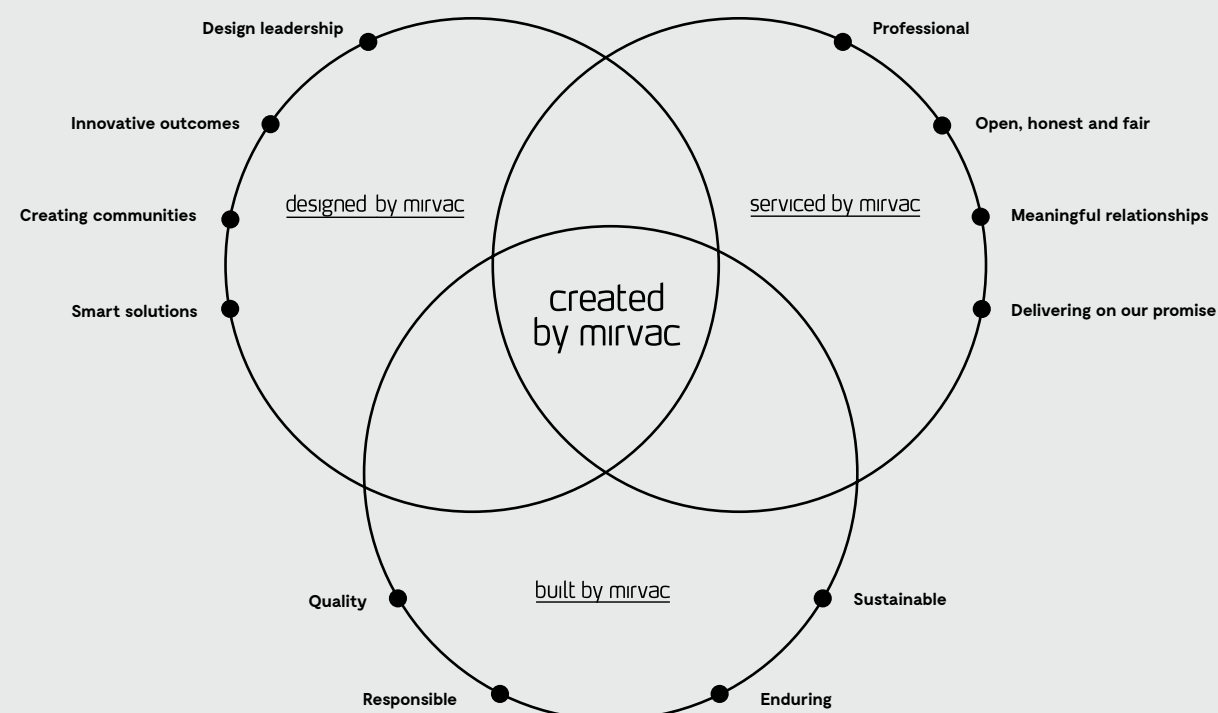
We know that finding 'the right place' is an emotional quest as much as it is a physical search. 'The right place' has to be right for you in so many ways – your family, your social life, your recreational, investment and leisure choices, your career and your outlook. When you find it, you'll know. Our job is to create it, and to help find it. So we offer an amazing array of choices for homebuyers and investors, from affordable family living, beachside neighbourhoods, from tree changes and golfing estates and exclusive living spaces in some of Australia's most sought after locations.

Our team includes some of Australia's most respected architects and builders, and they'll ensure that when you live on one of our communities, you get to make all the right choices. We're the people that will bring all the aspects of your life together in one place, and help you build a home around it. We'll provide you with the right service and support, and we'll add value to every day of your life. So you know that when you're with Mirvac, you're already in the right place.

[www.residential.mirvac.com](http://www.residential.mirvac.com)



# The Mirvac Difference.



Mirvac's commitment to quality goes beyond design, construction and community initiatives. Mirvac takes a personalised approach to customer care, providing you with the highest level of service through every stage of your property purchase. When you purchase land, a home or apartment from Mirvac, you will have the support of Mirvac's dedicated Customer Relations Team,

making the handover of your property as smooth as possible. We will keep you updated on the construction progress, assist you with the settlement process and introduce you to your new property. We're here to answer all your queries before and after you move in, ensuring your association with us is as rewarding as possible.







**Important Notice**

Whilst we have endeavoured to ensure the information in this brochure is correct, it is to be used as a general guide only. In particular the Waverley Park project plan (Page 26,27), depicting the first and future stages for the development, and the images dimensions, sizes and areas, facilities, amenities, infrastructure, number of homes, the configuration of these and other information displayed in the project plan (Project Information) will change depending on a range of factors including, but not limited to, authority approvals and planning consent, market conditions, finance and government and municipal requirements. As a result, the Project Information and the information contained in this brochure is preliminary only and subject to change without notice as the development progresses. This brochure does not constitute part of an offer or contract. Prospective purchasers should rely on the contract of sale and their own independent enquiries and legal advice. Please contact our sales consultant if you have any queries. Printed September 2017. Version 1.