



Mirvac Ready Homes

The complete  
solution  
for your  
new home

A young girl with dark hair, wearing a black and white striped shirt, is shown in profile from the chest up. She is reaching out with her right hand towards a shower of falling confetti or glitter. The background is a soft-focus field of green grass. The overall mood is joyful and celebratory.

# Live your dream

*It's been more than five years since we released our first lots at The Avenue. Today almost 400 families have established their homes, building a strong, vibrant community in this fast-growing sector of the north-west.*

The Avenue offers a rare chance to fulfil your dream of living in a meticulously designed, masterplanned community that boasts an assortment of active spaces including a 1.2 hectare park with a grassy kick around area, fully equipped children's playground, shady picnic areas and meandering walking and cycle paths.

Located in one of Sydney's most desirable suburbs, Schofields is an area with unrivalled growth potential and is within an easy commute to Sydney CBD.

Defined by its wide leafy streetscapes, The Avenue blends the peace of rural tranquillity with the convenience and rich amenity of an established urban neighbourhood and is the ideal place to put down roots and watch your family flourish and grow.



Spacious open plan living



Ultimate outdoor lifestyle with expansive green open spaces



Location shoot: The Avenue by Mirvac



Artist's impression. Indicative only. May be subject to change

# The right home for you

**Ready Homes by Mirvac**



*Mirvac quality is assured in each Ready Home.*

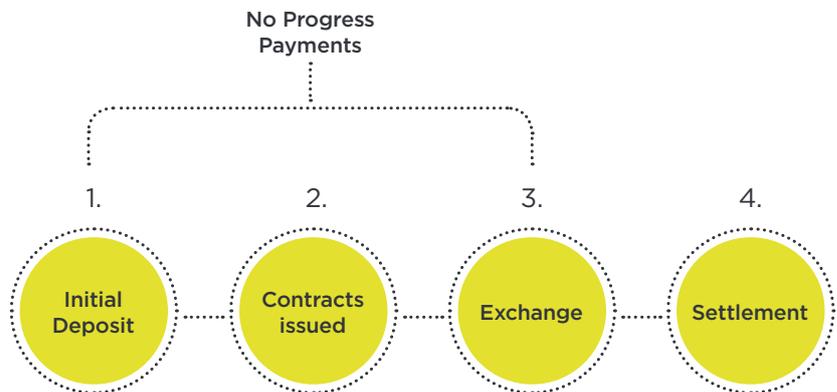
At The Avenue you can choose to purchase land only and build with Homes by Mirvac or take the easy option and select one of the Ready Homes on offer, priced to suit all budgets and lifestyles.

Mirvac Ready Homes are renowned for their architectural sophistication, low maintenance requirements and environmentally advanced qualities.

These twelve contemporary homes offering the best in modern, easy living - gourmet kitchen with open plan living and dining area that fuse with outdoor entertaining to maximise the home's usable space.

The three and four bedroom homes offer a powder room and laundry to complete the downstairs floor plan. Upstairs you will find a spacious master bedroom with ensuite, plus an additional two bedrooms, all with built-on wardrobes, and family bathroom.

# The Simple Choice



We make it easy for you with fixtures and fittings, site costs and landscaping included in the price of your home. Your home may be off-the-plan, under construction or may be completed at the time of purchase.

By purchasing a Ready Home at The Avenue, you are able to pay a deposit now and pay nothing more until your home is ready to move into.

## **Initial Deposit**

An initial deposit of \$1,000 takes your home off the market to give you time to exchange contracts.

## **Contracts issued**

Contract(s) are issued by Mirvac solicitors to your chosen solicitor. If you would like solicitor or finance options please enquire with our sales staff.

## **Exchange**

Signed contract/s are exchanged within 10 business days of the date issued on payment of an agreed deposit amount.

## **Settlement**

Subject to contract(s) terms and conditions, your house and land is settled upon 20 business days from exchange of contracts or 10 business days after the registration of the property (as applicable).

## **No Progress Payments**

**There are no progress payments on Ready Homes at The Avenue, giving you time to save.**

*Ready Homes by Mirvac  
are renowned for their  
architectural sophistication  
and low maintenance.*



- 1. The Avenue, NSW
- 2. Brighton Lakes, NSW
- 3. Brighton Lakes, NSW
- 4. Elizabeth Hills, NSW

# The right Inclusions

Mirvac Ready Homes provide a simple solution to your housing needs.

Fixtures and fittings, paint colours, floor coverings and exterior finishes are all pre-selected by our experienced interior design team and included in the price of your home. With everything done for you, all you need to do is move in once construction is completed.

## KITCHEN

- Innovative kitchen design inspired by the latest European trends.
- Fully programmable electric oven.
- Gas cooktop with wok-burner and auto ignition.
- Slide out ducted rangehood unit.
- Stainless steel freestanding dishwasher.
- Reconstituted stone 20mm square edge profile to benchtops with waterfall end panels (where applicable to kitchen design).
- Polyurethane finish to joinery with bulkheads to overhead cabinets.
- Soft Close Drawers
- Tiles to kitchen splashback.
- Designer sink mixer in chrome finish.
- Under mounted double bowl stainless steel sink.

## ENSUITE & BATHROOM

- Semi frameless and powder-coat aluminium shower screen with pivot door on slimline fibreglass shower hob.
- Porcelain floor tiles and ceramic wall tiles with 1m high wall tiling to bath, 2m high wall tiling to showers and tile skirting elsewhere.
- Tiled-in shower wall recessed niche to bathroom and ensuite.
- Moulded acrylic vanity benchtop with laminate cabinet doors.
- Designer mixer taps and shower on rail in chrome finish.
- Double towel rail and toilet roll holder in chrome finish.

- Close-coupled vitreous china toilet suite with soft close seat.
- Combined exhaust fan and light.
- Polished edge frameless mirrors.
- Moulded acrylic island bath.

## LAUNDRY

- 45 litre stainless steel trough cabinet unit
- Mixer tap in chrome finish

## INTERIOR FINISHES

- Interiors selected and designed by Mirvac's interior design team.
- Selected quality wool blend carpet throughout, excluding tiled areas.
- Porcelain floor tiles to ground floor living areas as shown on plans.
- Minimum 2595mm to ground and 2400mm to first floor.
- Coved cornices to ground floor, first floor living areas, wet areas, bedrooms and corridor areas.
- Contemporary lever handle internal door furniture with privacy locks to wet areas and master bedroom.
- White colour backed glass sliding wardrobe doors.
- Stainless steel 12mm x 12mm baluster to stairs with painted handrail.
- LED Downlights to ground floor, oyster ceiling lights to first floor and stair wall light.
- Internal gas point to ground floor living area





### EXTERIOR FINISHES

- Concrete low profile roof tiles or Colorbond metal roof where applicable.
- Smooth face common with Taubmans Moroka applied finish and selected Austral and PGH feature face brickwork, where applicable.
- Low maintenance aluminium powder-coated windows.
- Selected entry door with stained timber finish.
- Contemporary lever door handle and dead locks on external doors.

### EXTERNAL FEATURES

- Remote controlled sectional overhead Panelift garage door.
- Concrete driveway and rear external entertaining patio with applied finish.
- Select letterbox pier
- External light to front entrance and sensor light to rear yard.
- TV aerial installed on roof.
- External gas point adjacent rear patio.

### LANDSCAPING AND FENCING

- Fully landscaped front garden, turf to rear and pedestrian path to entry porch.
- Reinforced concrete driveway.
- 1.80m timber picket fencing in painted finish to street face and/or masonry retaining walls.
- 1.80m lapped and capped treated pine inter-lot fencing.
- External folding frame clothes line.
- Colorbond rainwater tank.

### ELECTRICAL AND SAFETY

- Safety switches, smoke detectors, double power points to all rooms and single power points to all appliances as required.
- 3 x TV points, where applicable.
- 2 x phone points.
- NBN connection with data points to all bedrooms, living and family, where applicable.

### AIR CONDITIONING

- Fully ducted air conditioning.

### Peace of mind

- 6 years Statutory Structural Warranty

Inclusions may vary depending upon the lot number and home design. Please refer to sales contract for a detailed list of Inclusions.

Special Note: some brands listed may not be available at the time of purchase. If so, suitable option(s) will be provided.

# The Mirvac Difference

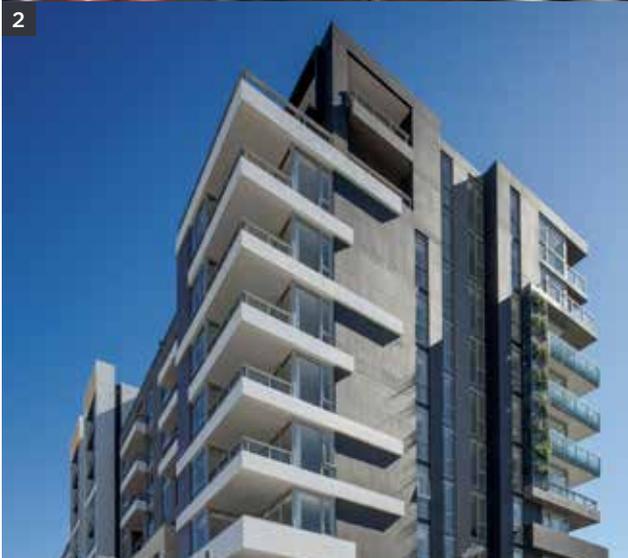
For 45 years we have been reimagining urban life in Australia - creating exceptional living experiences through the pursuit of quality and care in every little detail. You can benefit from our visionary philosophy, customer first approach and our all-under-one-roof knowledge, passion, experience, service and delivery.

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.

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 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.

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



*Mirvac is renowned for creating exceptional living environments in the best locations.*

1. ERA at Chatswood, NSW
2. Ebsworth at Green Square, Zetland, NSW
3. Brighton Lakes, Moorebank, NSW
4. Pinnacle at Rhodes, NSW
5. Harold Park at Glebe, NSW
6. Yarra's Edge at Docklands, Melbourne, VIC



READY  
HOMES  
by mirvac

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