



Mirvac Ready Homes

The complete solution for your new home

The Avenue offers a rare chance to fulfil your dream of living in a meticulously designed, masterplanned community that boasts active spaces to enjoy, including a 1.2 hectare park with a generous playing field, children's playground, shady picnic areas and meandering walking and cycle paths.

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.





*Mirvac quality is assured in each Ready Home,
making it the right home for you .*

Ready Homes, The Avenue by Mirvac, Schofields.
Artist's impression. Indicative only. May be subject to change.

The Right Home For You

Ready Homes by Mirvac

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

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.

These contemporary homes offer 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.

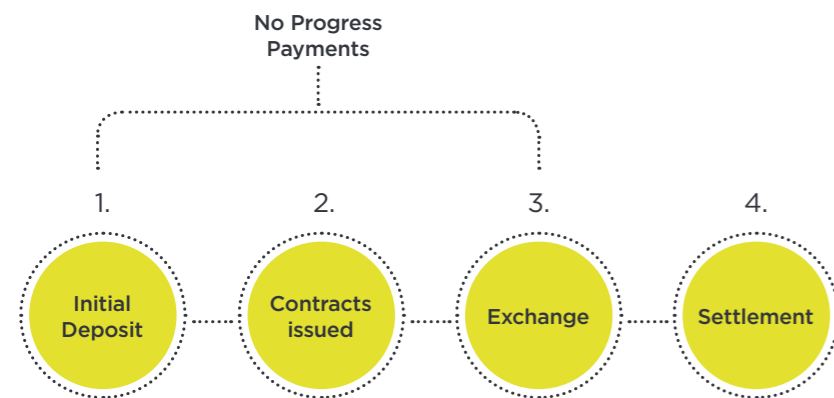
The three and four bedroom homes feature a powder room and laundry to complete the downstairs floor plan. Upstairs you will find a spacious master bedroom with ensuite, plus an additional two bedrooms, all with built-in wardrobes, and family bathroom.

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.

The Right Inclusions

Mirvac Ready Homes provide the simple solution to realising your dream home.

Fixtures and fittings, paint colours, floor coverings and exterior finishes are all pre-selected by our experienced interior design team and are 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 and cupboards.
- 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.

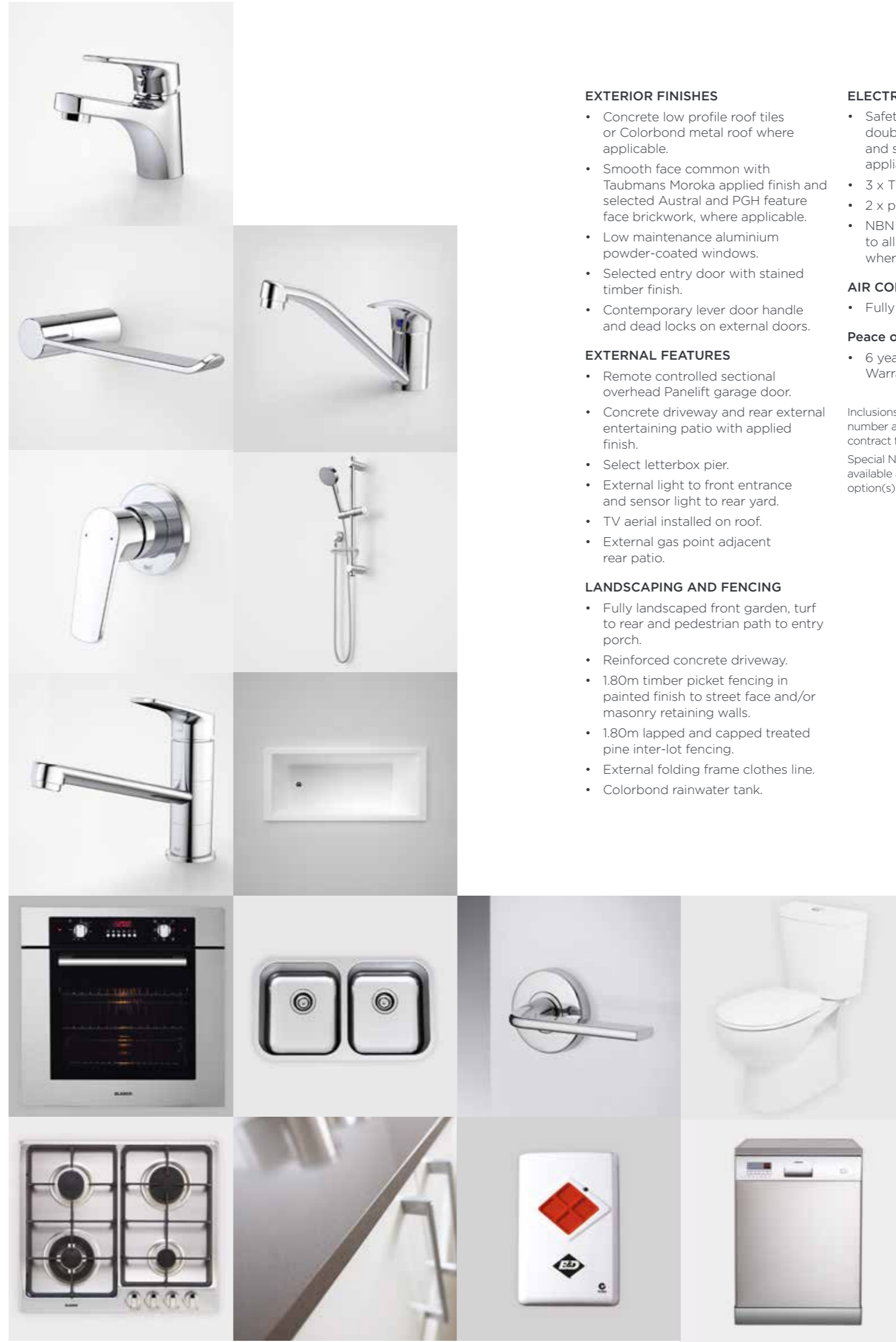
- Close-coupled vitreous china toilet suite with soft close seat.
- Combined exhaust fan and light.
- Polished edge frameless mirrors.
- Moulded acrylic island bath.

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.

Quality and Care in every little detail.

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.

Award Winning Excellence Since 1972, we have one over 600 awards including.



It's in the detail

residential.mirvac.com.au



ERA at Chatswood, NSW.



Parkbridge, Middleton Grange, NSW.



Walsh Bay, Sydney Harbor, NSW.



Newbury, Stanhope Gardens, NSW.



Harold Park at Glebe, NSW.



Brighton Lakes, Moorebank, NSW.



READY
HOMES
by mirvac

Mirvac does not give any warranty or make any representations, expressed or implied about the completeness or accuracy of any information in this document or provided in connection with it. All photographs, diagrams, drawings, plans or other graphics are indicative only and may not be exact or accurate. This document is not binding on Mirvac and is not intended to be relied upon. All persons should make their own independent enquiries as to the matters referred to in this document. Mirvac expressly disclaims any and all liability relating to, or resulting from, the use of, or reliance on, any information contained in this document by any persons. Information has been prepared prior to Council's Development Approval and is correct as at March 2018. ACN 006 922 998. Version 1.