

TOWN

W HOUSES

Stage 2B

A release by Mirvac Homes

**Central Quarter**  
live surrounded  
by *more*

Click to discover 



# Contents



# Live surrounded by everything

*click  
each category*



Taylor's Road connection → to Caroline Springs in 5min

*Live at the centre  
of everything*

Stage 2B  
**central  
quarter**

↙ Rockbank Train Station 1.5km



Artist's impression.

## Live **surrounded** by *convenience*

Welcome to Woodlea Town, your new destination for daily adventure – from play dates to date nights, work outs to work days. Complete with an exciting mix of shopping, dining and wide-open spaces to share, this social centre is made for everyone to enjoy.

Discover Woodlea Town: the local heart of Woodlea, with the local soul of the West.

# WOODLEA TOWN

Woodlea Town goes with your flow. This destination is the heart of our community, beating day and night.

**Oh so convenient**

Where the things you need meet the things you love. From restocking your pantry to refreshing your look, Woodlea Town has everything for getting your to-dos, to-done.



**Order up**

With a retail community of local and international characters, Woodlea Town is a place where everyone knows your name and your coffee.



Artist's impression.

**Feeling fit**

Woodlea Town puts your wellbeing first. Whether you're getting a check-up or going for a work-out, it provides a wealth of wellbeing services to keep you healthy and happy.



**Let's celebrate**

With plenty of outdoor and open spaces, there's truly a place for everyone at Woodlea Town. This is where we'll come to celebrate and connect all year 'round.



**Discover more about Woodlea Town**



**Stroll on home**

Forget the taxi fare. Not only is Woodlea Town footsteps to all your faves, but it's also a hop and a skip from Central Quarter.



**Date night**

Woodlea Town is all about catching up over a good meal. And with so many dining options, there'll always be something new to try.

# Live **surrounded** by opportunity

At Woodlea, opportunities abound. Ample educational and training facilities, both private and public, plant the seeds for success, for the youngest and oldest community members.



## Childcare

6 weeks – 5 yrs

Woodlea has accommodated the needs of our tiniest residents with The Woodlea Early Learning childcare centre which has been fully operational since April 2019.



## Pre-school

3–5 yrs

The Bacchus Marsh Grammar Early Learning Centre has been fully operational since January 2017. The Centre provides a rich learning environment for ages 3 to 5 years.



## Before and after school care

6–12 yrs

With the newly opened Timbertop Children's & Community Centre, take advantage of the kindergarten and long day care programs available.



## Primary Schools

Prep–Grd 6

Woodlea welcomed its first school with Bacchus Marsh Grammar opening its door in February 2019. Bacchus Marsh Grammar is one of the largest independent schools in the state. The Aintree Public Primary School opened Term 1 2021.



## Secondary schools

Grds 7–12

Woodlea will eventually be home to a new local public secondary school, meaning local scholars never have far to travel.



## Smart Learning Hub

18+ yrs

From early on Woodlea has embraced vocational and ongoing education. The Smart Learning Hub will establish permanent, advanced facilities to offer youth and adult training to the community. Here, flexible resources will respond to the educational, business and training needs of residents.

# Live surrounded by adventure

## Outdoor amenity

Green open spaces and shared walking and cycling paths create endless opportunities to discover the outdoors. Whatever the activity or get-together, you'll find a place nearby. The Outlook Park is just a stone's throw from your front door.

# Live surrounded by style

*Street appeal*



Be welcomed into a private oasis. The leafy streetscapes of Central Quarter will feature striking trees and landscaping that maximise the street appeal of your new home.

Live surrounded by *quality*

The high-quality architecture of these sophisticated homes bring the best of Woodlea to your very stylish doorstep.



*Timber cladding*

## Upper living to maximise northern light

Enjoy an upper living floorplan to maximise the northern light through your living areas. Appointed with a generous balcony overlooking the vibrant streetscapes of Central Quarter.



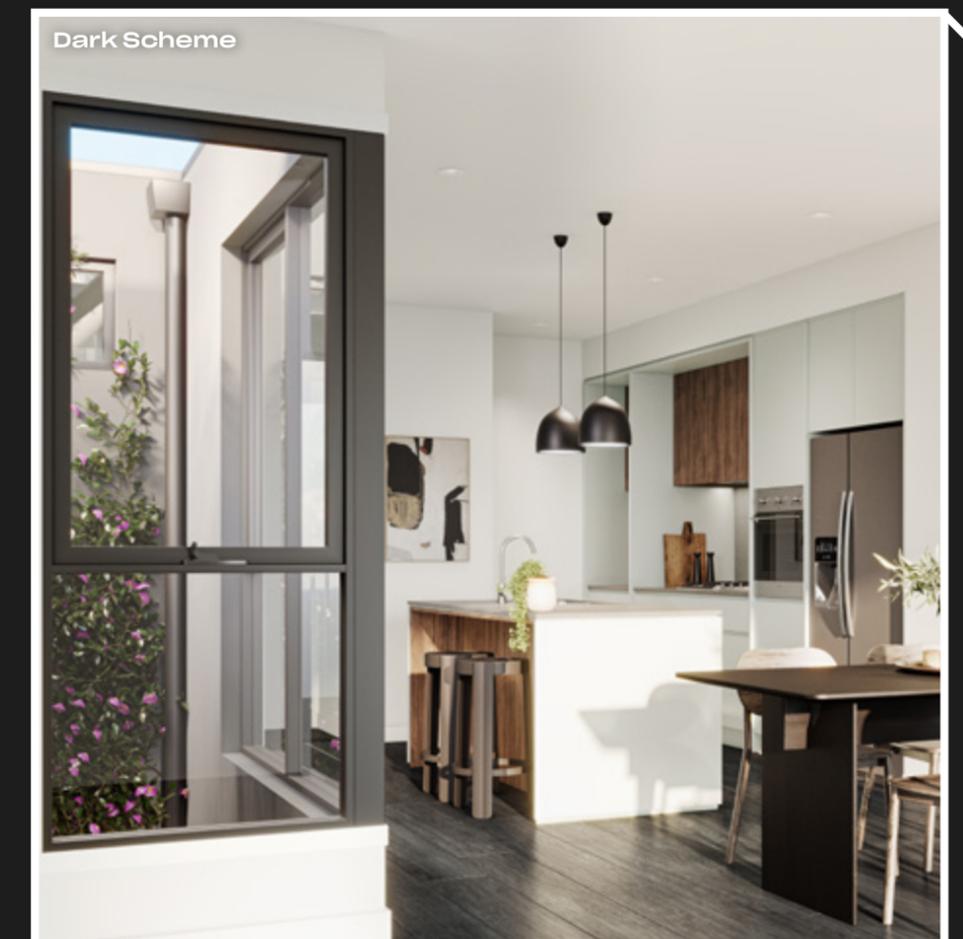
Woodlea townhouses make life easier through clever thinking. More attention to detail, considered storage solutions, greater options in finishes, plus the ease of open plan living are just some of the advantages on offer here.



### Quality standard inclusions:

- Ducted heating and cooling
- Timber flooring
- 2700mm high ceilings on the living floor
- 2550mm high ceilings on the bedroom floor
- European appliances
- Block out roller blinds
- 20mm stone island benchtops with feature laminate in the kitchen
- Fingerpull cupboards and drawers

Larger kitchen appliances and feature pendant lighting are available as upgrades.



Artist's impression. Pendant lights are not included in the townhouse package price and can be purchased as an upgrade option at an additional cost. Home decorator items and other furnishings are not included in the purchase price or as an upgrade option. This artist's impression represents a similar kitchen design to Central Quarter. Refer to the contract of sale to confirm the actual kitchen layout.

*Smarter  
storage*



## Move in ready

Nature lovers will appreciate the beautiful garden landscaping available at Woodlea – the finishing touch to your thoughtfully designed and eye-catching home.

This artist's impression including driveway and crossover is not the actual front landscaping provided for this release. Your Stage 2B townhouse features rear-loaded garage parking avoiding any driveway and crossover to the front of your home. Refer to your contract of sale to confirm the actual layout of front and rear landscaping.

### Ready to enjoy

All townhouses are built turnkey ready – so you can move in right away after settlement. Your new home will be complete inside and out with fencing, front and rear landscaping and letterbox all in place. Plus, your home has a freehold title and no body corporate fees to pay.

The landscape design adds more convenience – it maximises outdoor living space and minimises garden chores. Expect hard-wearing materials for outdoor living and hardy, attractive plantings to please the eye with bursts of seasonal colour.

# A **simple** start

We will guide you through our easy to understand turnkey process so you can sit back, relax and move in with no hidden surprises.

1.

2.

3.

4.

*Enjoy your new life!*



## 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 facade. 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 5% deposit will be payable at contract signing, with 95% payable at settlement. Once you've paid your 5% deposit, no additional payments are required until settlement – giving you more time to save for your townhouse.



## During the build

Our partner builder, Mirvac Homes, 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 Homes 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.



## Settlement process

Settlement of the 95% balance of the contract price will be required 14 days after the issue of a Certificate of Occupancy and Title Registration.

A Woodlea legal representative will arrange for settlement with your legal representative.



## Moving in

On the day of settlement, Woodlea's Settlement Executive will personally welcome you to your exciting new home.

Mirvac Homes 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.

LOT 215

LOT 220

LOT 214

LOT 219

LOT 213

LOT 218

LOT 212

LOT 217

LOT 211

LOT 216



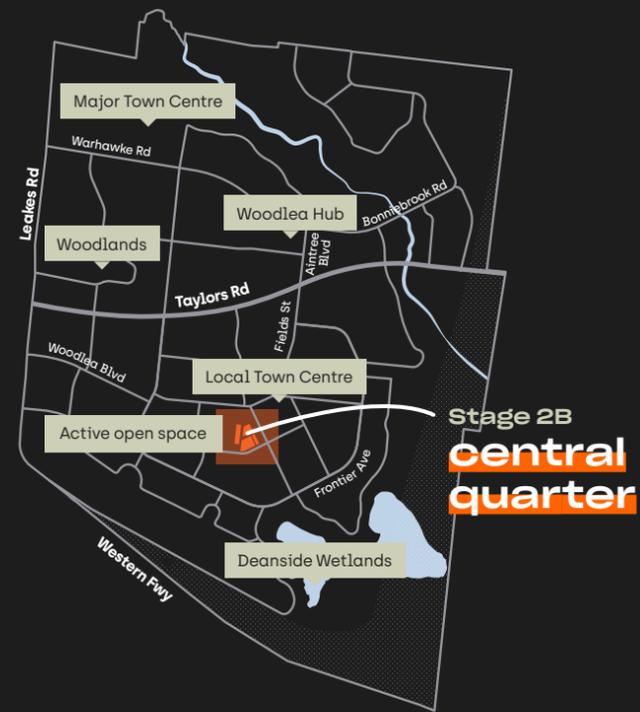
Artist's impression.

Click to discover  

Mercer

### Stage 2B — Central Quarter

Right in the heart of this thriving urban community, Central Quarter gives you the opportunity to live in perfect proximity to parks, schools and the amenities of Woodlea Town.



- Avenue
- Mercer
- Woodlea Town & Coles
- Planned Recreational or Commercial Space
- P Parking
- 🌳 Woodlea Town Park
- Nature Strip
- 🌳 Trees
- 🚚 Coles Loading Entry
- 🌳 Future Outlook Park

Map not to scale. The information is preliminary only and subject to change without notice as the development progresses. Future sites are subject to council approval.



# Avenue

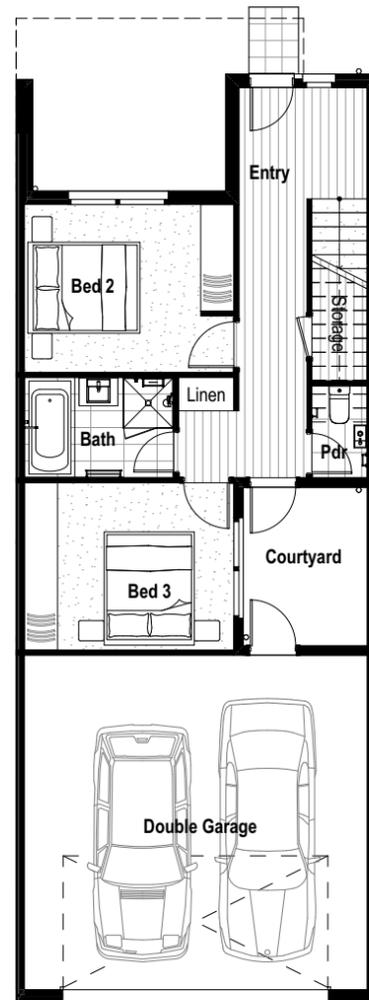
Lot 212



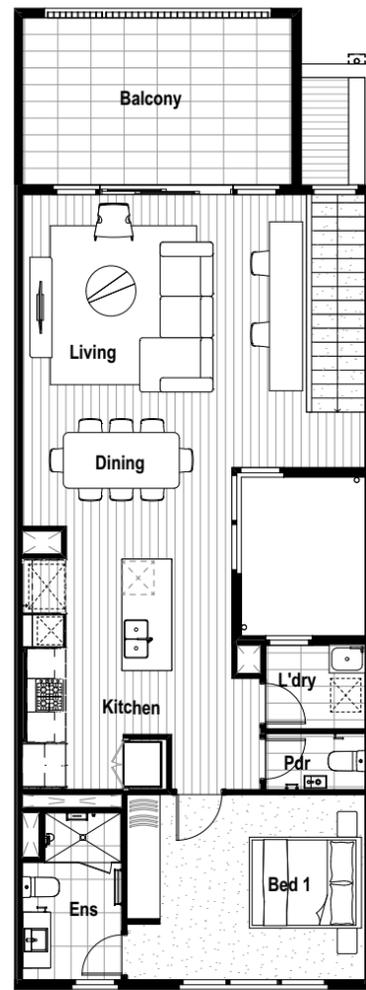
Applicable to Lots: 213, 214, 217, 218 & 219

## Area Specifications

Total Area	198.0m <sup>2</sup>	21.3sq
Living	140.0m <sup>2</sup>	15.1sq
Garage	41.3m <sup>2</sup>	4.4sq
Balcony	16.7m <sup>2</sup>	1.8sq



Ground Floor



First Floor

The information is preliminary only and subject to change without notice as the development progresses. The actual townhouse built may differ from the image shown. Purchasers must refer to the Contract of Sale to confirm the actual floor plan of the town house.



# Mercer

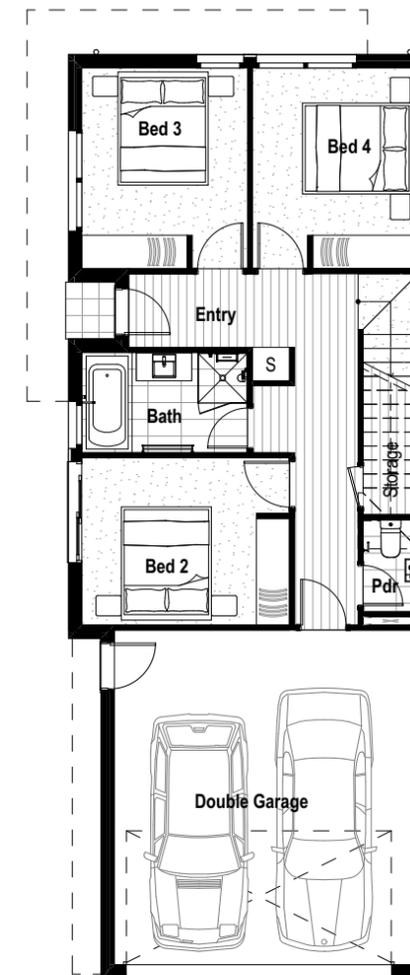
Lot 211



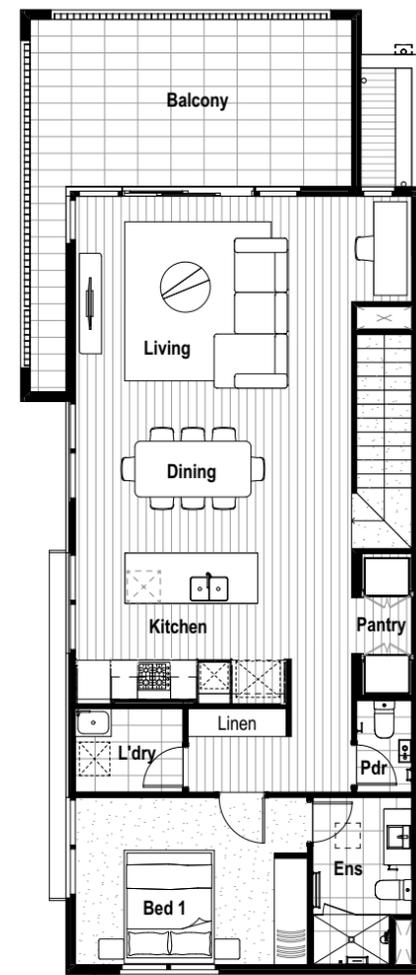
Applicable to Lots: 215, 216 & 220

## Area Specifications

Total Area	216.1m <sup>2</sup>	23.3sq
Living	156.1m <sup>2</sup>	16.8sq
Garage	37.3m <sup>2</sup>	4.0sq
Balcony	22.7m <sup>2</sup>	2.4sq



Ground Floor



First Floor

The information is preliminary only and subject to change without notice as the development progresses. The actual townhouse built may differ from the image shown. Purchasers must refer to the Contract of Sale to confirm the actual floor plan of the town house.



Click to discover



# A joint vision

## Victoria Investments and Properties, Joint Developer

Victoria Investments and Properties (VIP) has 30 years' experience in Australia and internationally. VIP prides itself in offering points of difference in its residential and commercial developments. The company has excellent working relationships with its strategic partners including local government, financial institutions, builders and consultants. VIP's impressive portfolio and track record for delivering residential, commercial and retail developments is invaluable in delivering the vision for Woodlea.

## Mirvac, Joint Developer & Builder

Mirvac has been reimagining urban life in Australia for more than 45 years. Mirvac creates exceptional living experiences by pursuing quality and care in every little detail. Mirvac visionary philosophy, customer-first approach and complete service model delivers tangible benefits for homebuyers through the creation of quality homes with enduring value. Mirvac's commitment to quality goes beyond design, construction and after-sales service and community initiatives – the developer listens to and learns from its customers.

## DKO Architecture

DKO Architecture is one of Australia's premier design practices. Specialising in residential architecture, DKO has delivered some of Australia's most innovative apartment building and living environment design. Recognising the importance of sustainability and the fragile nature of the Australian landscape, DKO designs sustainable buildings that respect the sites, embellish the lands and create benefits for the communities that inhabit them.

# DKO

## MDG Landscape Architects

MDG Landscape Architects provides a focused balance between environments and communities. Seeking to understand the requirements of those who will experience the spaces created, MDG translate its understanding and insights into design outcomes that are imaginative, engaging and functional, as well as being environmentally responsible.



# Live **surrounded** by *quality*

*superior inclusions*



Inclusions	Benefit	Woodlea	Other Builders
<b>Flooring</b>		<b>Included</b>	
Timber flooring	Timber laminate floorboards offering style and low maintenance cleaning.	✓	✗
80% wool carpet	Enjoy comfort all year round with wool blend carpet.	✓	✗
Porcelain floor and wall tiles to wet areas	Porcelain tiles provide durability longevity.	✓	✗
<b>Living areas</b>			
2700mm high ceilings to ground or living floor	Enhance your living spaces with soaring ceilings inviting natural light and space to your new townhouse.	✓	✗
2550mm high ceilings to first or bedroom floor	Enhance your living spaces with soaring ceilings inviting natural light and space to your new townhouse.	✓	✗
Square set cornice to ground, cove cornice to first	Square set cornices provide a more contemporary living space.	✓	✗
<b>Electrical</b>			
Ducted heating & cooling	Enjoy temperature control all year round.	✓	✗
Home distribution cabinet	Enjoy everyday convenience with all NBN and electrical points organised in one central location.	✓	✗
<b>Kitchen</b>			
Stone benchtop	Durable and stylish 20mm stone benchtops to kitchen and island areas.	✓	✓
Feature Laminate on island and overhead cabinets	Enjoy as standard. Buyers can expect to pay more to upgrade to feature laminate.	✓	✗
Built in oven 600mm	High quality European appliances come standard in your contemporary kitchen.	✓	✓
Stove top 600mm	High quality European appliances come standard in your contemporary kitchen.	✓	✓
Rangehood 600mm	High quality European appliances come standard in your contemporary kitchen.	✓	✓
Dishwasher	High quality European appliances come standard in your contemporary kitchen.	✓	✗
Water point to fridge	Enjoy as standard. Buyers can expect to pay for an upgrade to have a water point for your fridge.	✓	✗

Inclusions	Benefit	Woodlea	Other Builders
<b>Cupboards and storage</b>			
Double hanging rail	Enjoy smarter storage solutions with a double hanging rail to the master bedroom.	✓	✗
Wardrobe shelves	Fixed top shelf and vertical bank of 4 no. fixed shelves included.	✓	✗
<b>Window furnishings</b>			
Block out roller blinds	Enjoy block out roller blinds to all windows, giving your new home added privacy from the day you move in.	✓	✗
<b>Bathroom</b>			
20mm Stone benchtop	All bathrooms feature low maintenance, laminate surfaces, with the option to upgrade to stone.	✗	✗
Shower shelf	Enjoy as standard. Buyers can expect to pay an upgrade for shelving to wet areas.	✓	✗
Feature laminate to bathroom	Enjoy as standard. Buyers can expect to pay an upgrade for feature laminate to bathrooms.	✓	✗
Feature wall shelf	A stylish laminate shelf runs the length of the bathroom wall to provide you with extra storage.	✓	✗
<b>Externals / facade</b>			
Colorbond roof	A contemporary Colorbond roof as standard.	✓	✓
Fencing	Your new home comes turnkey ready, so you can move in with ease with no hidden costs.	✓	✓
Letterbox	Your new home comes turnkey ready, so you can move in with ease with no hidden costs.	✓	✓
Fully landscaped front and rear gardens	Enjoy beautiful front and rear landscaping all complete and ready for when you move in.	✓	✗
Brick / Architectural facade	Be the envy of the street with a striking architectural facade.	✓	✓
Steel mesh security front door	Enjoy added security with a stylish security door included as standard.	✓	✗
<b>Sustainability</b>			
Recycled Water	All homes will be supplied with additional front and rear taps for recycled water for your landscape watering needs.	✓	✗

# TOWN HOUSES

## Get in touch

### Connect



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