

 Townhomes



The Evergreen Collection

OLIVINE

Come home to what matters at Olivine.

Delivering quality homes, set within a thoughtfully designed masterplan, Olivine is ingrained with sustainable thinking and surrounded by established nature. Olivine is a proud and welcoming community where quality is paramount – every day and always. From early delivery of premium amenity and quality education, to inspiring streetscapes and outdoor spaces.

Mirvac is proud to welcome you into the neighbourhood with The Evergreen Collection of three and four bedroom Townhomes. These premium Mirvac-built Townhomes are perfectly positioned opposite a picturesque parkland, for you to relish in a tranquil lifestyle.



Take in the natural beauty surrounding The Evergreen Collection.

Donnybrook Train Station 2km
Hume Highway 5km



The Evergreen Collection

- Residential
- Proposed Townhomes
- Display Village

This masterplan is indicative only and was developed prior to construction and is subject to change/development approval. It should not be relied upon as representative of the final product and amenity. Purchasers should rely on their own enquiries in relation to the impact of any proposed surrounding development. *This proposed future amenity is not being developed by Mirvac and is outside of Mirvac's control and subject to Authority approvals. Purchasers should make their own enquiries in relation to this proposed future development. Version 1. June 2024.

Come home to an array of premium amenity.

Olivine delivers access to lifelong learning, premium amenity and play spaces that inspire genuine moments of connection.



Quality Education

Now open at Olivine: Hume Anglican Grammar P-12, Donnybrook Primary School, Wallaby Childcare and Eucalyptus Parade Kindergarten. These quality education providers are nurturing the dreams and ambitions of the youngest Olivine residents.



Gumnut Park

Set among native river red gums the adventure park and playground features whimsical structures, slides and climbing pods to inspire adventure, exploration and discovery. Plus a flying fox, skate ramp, half basketball court, and barbeque facilities, there will be something for everyone to enjoy, no matter what age.



Town Centre

Stock up on an abundance of fresh produce, baked goods, and all your everyday needs in between. Olivine's future Town Centre will include an anchor supermarket, mini major tenant as well as a range of speciality retail stores.



Connected Community

Olivine is located only five minutes from the newly upgraded Donnybrook Train Station. Olivine is linked to Melbourne's CBD by car via the Hume Freeway.



Natural Open Spaces

Explore over 22 hectares of open space within Olivine, from parklands and sporting reserves, to wetlands and conservation areas.



Olivine's Recreation Reserve

Recently opened, this amazing sporting precinct includes netball and futsal courts, dog park, cricket nets and a state-of-the-art Sporting Pavilion. Two sporting ovals are expected to open in the summer of 2024.



Picnic Pavilions

Turn lunch into an alfresco feast for your family, friends and neighbours. These sheltered areas are equipped with barbeques and communal dining tables, perfect for any occasion.



Shared Cup Cafe

Olivine's first cafe, Shared Cup, is a truly local social enterprise. Serving great coffee and casual meal options to Olivine residents and the wider community.



Shared Space Community Hub

Supporting community development and social engagement, Olivine's community hub, Shared Space, is a multi-use venue that offers council services and programs, events, short course, and a dedicated Community Placemaker Representative.



Olivine residents are at it's heart.

From the very beginning, you will discover services and amenities that bring people together.

The Evergreen Collection is located in the centre of it all: opposite a linear reserve featuring 200 year old river red gums, while in close proximity of your local neighbourhood park, a short stroll to future wetlands, future Local Town Centre, Donnybrook Primary School, Hume Anglican Grammar, Wallaby Childcare and Eucalyptus Parade Kinder.



This masterplan was prepared on 02/05/2024 for the information of prospective purchasers only and is subject to change. Purchasers must make and rely on their own enquiries. To the extent of inconsistency between this masterplan and the conditions of the Contract For Sale of Land relating to the lots, the Contract for Sale take precedence in all instances. Utility Services - The location of roads and drainage structures, utility services, including sewer lines shown on the plan are based on design information only. The final position of utility services 'as constructed' may vary from these locations. Landscaping and Embellishments - The depiction of landscaping, footpath paving, street tree planting, the embellishment of parks, playgrounds and alike on the plan is indicative only and are subject to change. The depictions on the plan do not necessarily reflect final designs which require the input and approval of various authorities.

Come home to a sense of place.

Olivine connects you to your everyday needs; vibrant amenity, exceptional opportunities and a retreat from local city life. From good food, great shopping, ample opportunity, life in the North offers the urban lifestyle you have always aspired to.

Delivering quality homes, set within a thoughtfully designed masterplan, Olivine is ingrained with sustainable thinking and surrounded by established nature. Families can enjoy tranquil moments under the shade of majestic 200-year-old River Red Gums.



A Lot 1942
House Area 212sqm
Lot Area 209sqm
Lilly

B Lot 1943
House Area 199sqm
Lot Area 153sqm
Banksia

C Lot 1944
House Area 197sqm
Lot Area 153sqm
Banksia

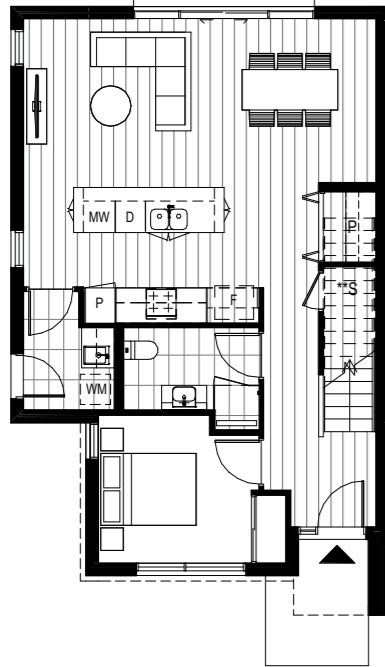
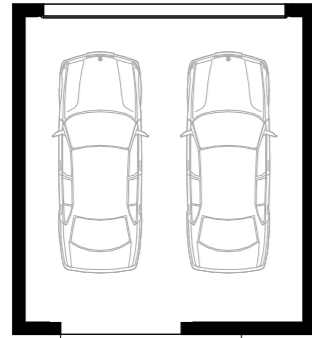
D Lot 1945
House Area 199sqm
Lot Area 153sqm
Banksia

E Lot 1946
House Area 197sqm
Lot Area 153sqm
Banksia

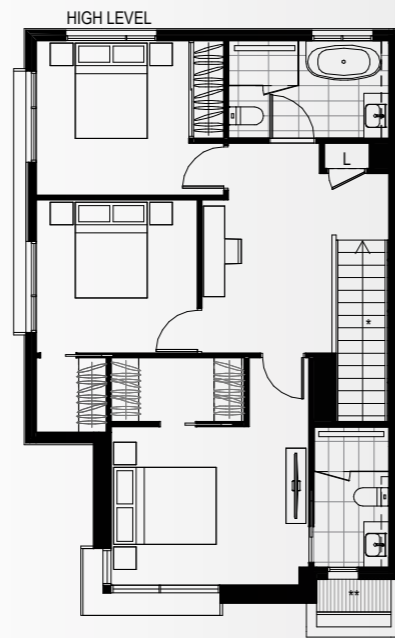
F Lot 1947
House Area 212sqm
Lot Area 209sqm
Lilly

Lilly

Lot 1942

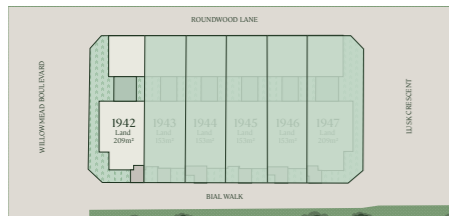


GROUND FLOOR



FIRST FLOOR

LOCATION PLAN

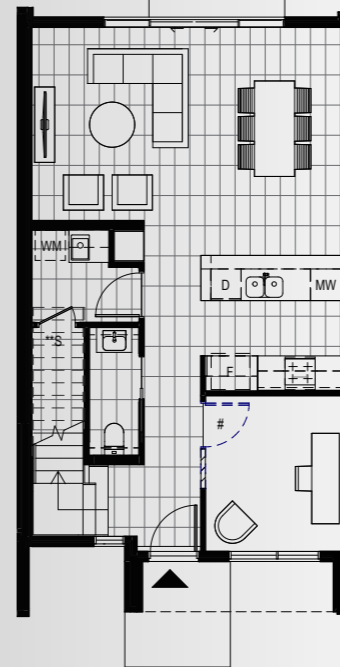
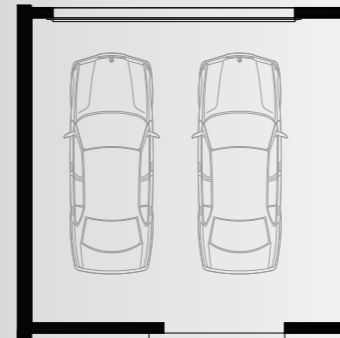


AREA	
Internal	155sqm
External (Courtyard/Porch)	18sqm
Garage	39sqm
Total	212sqm

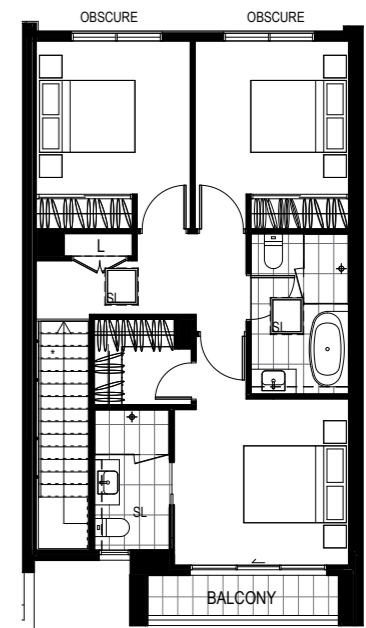
This floor plan was produced prior to construction and while the information contained herein is believed to be correct it is not guaranteed. Changes will undoubtedly be made in accordance with the contract for sale. The plan does not show additional features such as hot water systems, services or Bulkheads necessary for services. 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. All graphics, including design and extent of tile/paver/carpet areas, landscaping, balustrades, fencing, privacy screens, and services equipment are for illustrative purposes only and are not to be relied on as a representative of the final product. Plans do not show additional features within each lot such as letterboxes and side and rear retaining walls. All level changes in the courtyards may not have been shown.

Banksia with Balcony

Lot 1943 & 1945



GROUND FLOOR



FIRST FLOOR

LOCATION PLAN

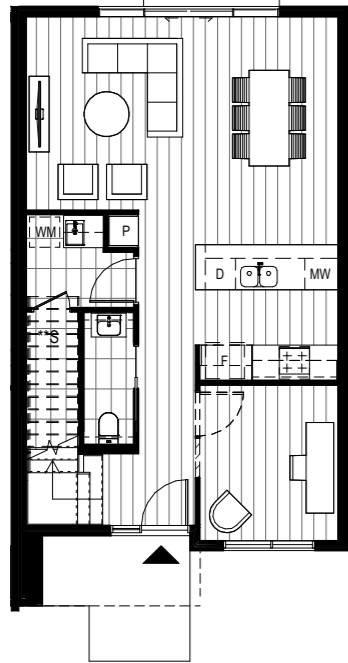
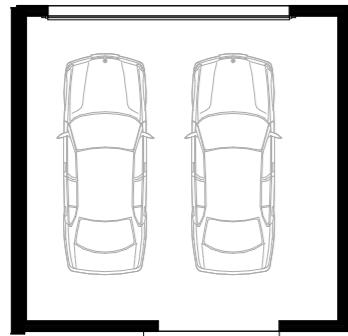


AREA	
Internal	139sqm
External (Courtyard/Porch)	18sqm
Garage	42sqm
Total	199sqm

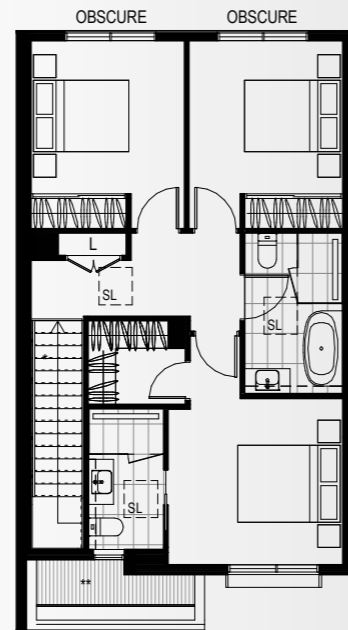
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Banksia

Lot 1944 & 1946

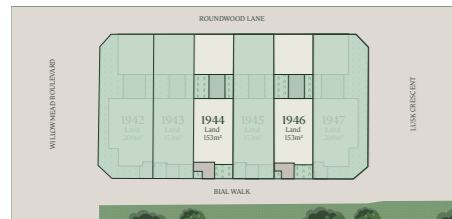


GROUND FLOOR



FIRST FLOOR

LOCATION PLAN

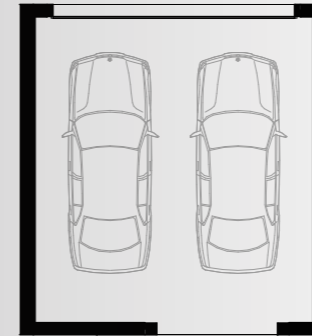


AREA	
Internal	138sqm
External (Courtyard/Porch)	17sqm
Garage	42sqm
Total	197sqm

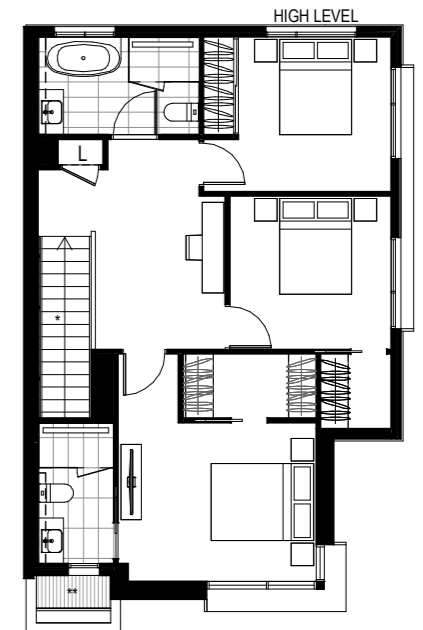
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Lilly

Lot 1947



GROUND FLOOR



FIRST FLOOR

LOCATION PLAN



AREA	
Internal	154sqm
External (Courtyard/Porch)	19sqm
Garage	39sqm
Total	212sqm

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TOWNHOMES – THE LIFESTYLE

Premium Interiors.

CUSTOMISE YOUR WAY WITH TWO COLOUR SCHEMES, DUSK AND NATURAL

SMEG STAINLESS STEEL APPLIANCES

STYLISH & FUNCTIONAL



ARTIST'S IMPRESSION

Artist's impression was produced prior to planning approval, statutory approval and commencement of construction and is subject to change. The information, image and artist's impression depicting interiors and exteriors are intended only as a guide and are not to be relied on as a representative of the final product.

Premium Interiors.

LUXE BATHROOMS

NATURAL AND LIGHT-FILLED

FREESTANDING BACK TO WALL BATH



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Premium Interiors.

WALK-IN-ROBE AND ENSUITE ACCESS TO MAIN BEDROOM

GREEN OUTLOOKS TO ENJOY

WOOL BLEND CARPET



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Premium Interiors.

FLEXIBLE ROOM/STUDY WITH AMPLE NATURAL LIGHT TO MAKE IT YOUR OWN SPACE

FEATURING PORCELAIN FLOOR TILES AS STANDARD OR UPGRADE TO TIMBER FLOORING



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Premium Interiors.



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Private Outdoor Space.



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A lot more included.

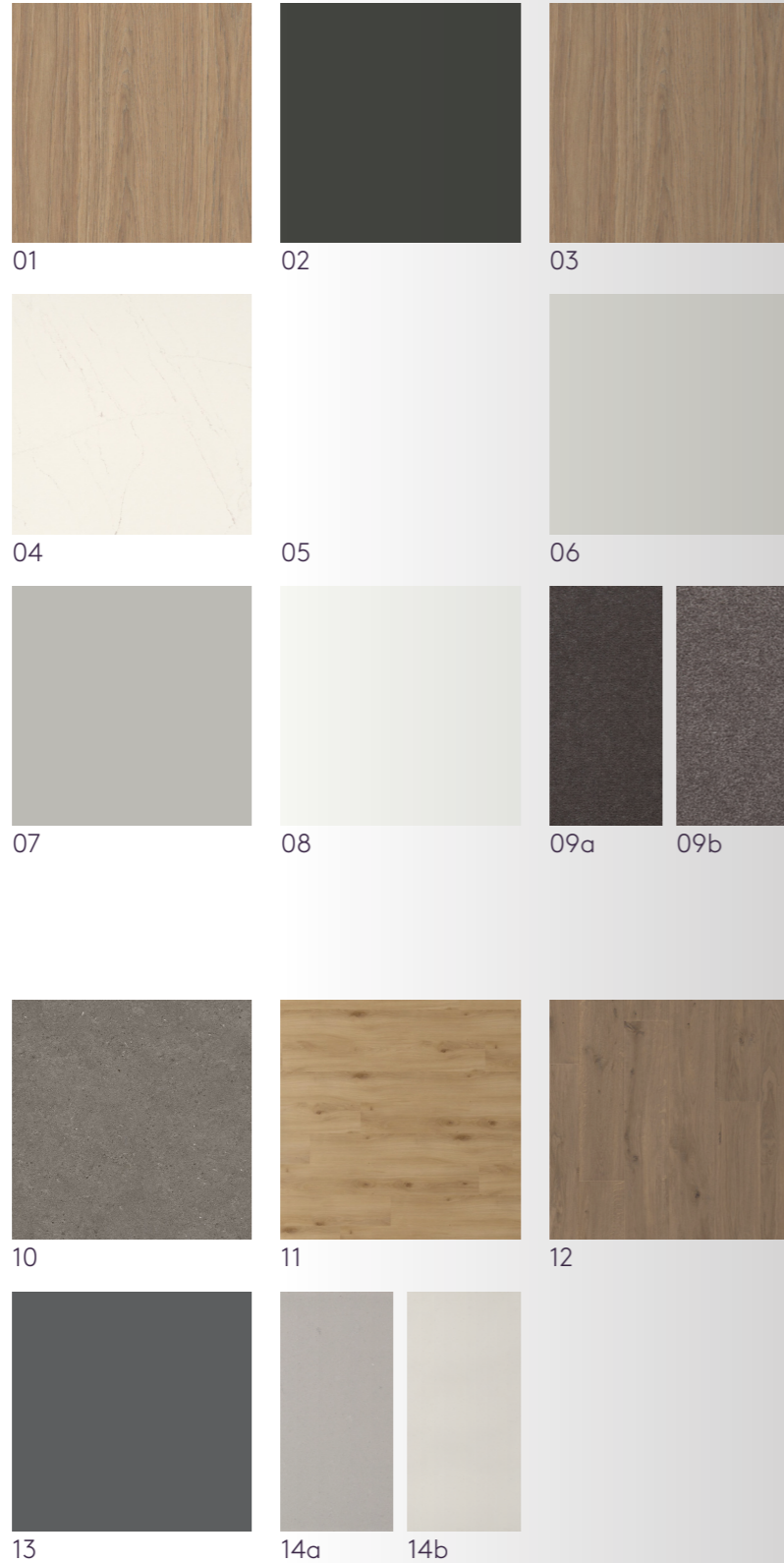
INCLUSIONS	ABOUT	STANDARD	UPGRADE OPTION
FLOORING		INCLUDED	
Porcelain floor tiles	As standard in the kitchen, bathroom, ensuite, powder room and laundry.	✓	X
50% wool-carpet	Choose between Plush or Twist pile carpets.	✓	X
Timber flooring	Upgrade to either laminate timbergrain or engineered timber flooring.	X	✓
LIVING AREAS			
2.7m high ceilings to ground floor	Enhance your living spaces with ceilings inviting natural light and space to your new townhouse.	✓	X
Ground floor multi-purpose room (3 bedroom only)	Comes as standard or upgrade to include hinged door for added privacy.	✓	✓
Square set cornices	Square set cornices provide a more contemporary living space.	✓	X
ELECTRICAL			
Ducted zoned heating & cooling	Enjoy temperature control all year round.	✓	X
Standard electrical inclusions	Light switches, TV, Phone and data outlets, video doorbell, smoke detectors & option to upgrade to include a security unit.	✓	✓
KITCHEN			
Stone benchtop	Durable and stylish 20mm silica free mineral stone bench tops. Choose to upgrade to deluxe or supernatural benchtop with 20mm edge.	✓	✓
Built in oven 600mm Smeg stainless steel	High quality European appliances come standard in your contemporary kitchen. Upgrade to 900mm option.	✓	✓
Stove top 600mm Smeg stainless steel	High quality European appliances come standard in your contemporary kitchen. Upgrade to 900mm option.	✓	✓
Rangehood 600mm Smeg stainless steel	High quality European appliances come standard in your contemporary kitchen. Upgrade to 900mm option.	✓	✓
Dishwasher Smeg stainless steel	High quality European appliances come standard in your contemporary kitchen. Upgrade to semi integrated option.	✓	✓
Microwave	Upgrade to include Smeg stainless steel built-in microwave.	X	✓
Double bowl Sink	Enjoy an under mount sink as standard.	✓	X

INCLUSIONS	ABOUT	STANDARD	UPGRADE OPTION
CUPBOARDS AND STORAGE		INCLUDED	
Double hanging rail	Enjoy smarter storage solutions with a double hanging rail to the main bedroom.	✓	X
Laundry, under stair and linen storage	Enjoy as standard.	✓	X
Upstairs study (4 bedrooms only)	Upgrade to include study desk and overhead cabinet.	X	✓
WINDOW FURNISHINGS			
Block out roller blinds	Upgrade to block out roller blinds. Upgrade to include privacy screen roller blinds.	X	✓
BATHROOM & ENSUITE			
Stone benchtop	Durable and stylish 20mm stone bench tops. Choose to upgrade to deluxe or supernatural benchtop with 20mm edge.	✓	✓
Shower	Semi frameless shower screen and tiled shower base with hand shower on rail as standard.	✓	X
Bath	Free standing back to wall bath as standard.	✓	X
Bathroom fittings	Comes complete with towel rail, toilet roll holder, shower shelf, robe hook and hand towel rail as standard.	✓	X
EXTERNALS / FACADE			
Colorbond (r)	A contemporary Colorbond roof as standard.	✓	X
Fencing	Metal picket front fence and gate, wooden picket side and rear fence.	✓	X
Letterbox	Parcel letterbox with stainless steel street number.	✓	X
Brick and render Architectural facade	Be the envy of the street with a striking architectural facade.	✓	X
SUSTAINABILITY			
Solar	5kW Solar Energy PV panels with inverter.	✓	X
Battery	10kW Battery storage.	X	✓
Sustainability	Double glazed windows and sliding doors, induction cooking and skylights as standard.	✓	X
7 star energy rating	Enjoy a standard.	✓	X

Colour Schemes

Dusk

- 01 Kitchen Overhead Cupboards - laminate
- 02 Kitchen Base Cupboards - laminate
- 03 Bathroom, Ensuite & Laundry Base Cupboards - laminate
- 04 Kitchen Benchtop
- 05 Wall Tiles
- 06 Internal Paint Colour
- 07 Wall Paint to Bathroom and Powder Room
- 08 Ceiling Paint
- 09a Carpet
- 09b Carpet
- 10 Floor Tile
- 11 Laminate Flooring Upgrade
- 12 Engineered Timber Flooring Upgrade
- 13 Kitchen Cupboards Upgrade
- 14a Kitchen and Bathroom Silica Free Mineral Stone Upgrade
- 14b Kitchen and Bathroom Silica Free Mineral Stone Upgrade



Colour Schemes

Natural

- 01 Kitchen Overhead Cupboards - laminate
- 02 Kitchen Base Cupboards - laminate
- 03 Bathroom, Ensuite & Laundry Base Cupboards - laminate
- 04 Kitchen Benchtop
- 05 Wall Tiles
- 06 Internal Paint Colour
- 07 Wall Paint to Bathroom and Powder Room
- 08 Ceiling Paint
- 09a Carpet
- 09b Carpet
- 10 Floor Tile
- 11 Laminate Flooring Upgrade
- 12 Engineered Timber Flooring Upgrade
- 13 Kitchen Cupboards Upgrade
- 14a Kitchen and Bathroom Silica Free Mineral Stone Upgrade
- 14b Kitchen and Bathroom Silica Free Mineral Stone Upgrade



Turnkey.

Your brand new Townhome is delivered turnkey and ready to move into.

Your Evergreen Collection Townhome comes complete inside and out. All inclusive with no body corporate fees to pay.



Appliances



Letterbox



Floor Coverings



Driveway



LED Downlights



Fixtures and Fittings



2.7m High Ceilings



Front and Rear Landscaping



Fixed Site Costs (no more to pay)



Single Contract.

The Evergreen Collection are designed and built by Mirvac, which means the process is smoother with effortless communication and support throughout your journey. Mirvac's sale process is seamless with a single contract which allows more time to save and offers more financial freedom whilst we build your home.

A single contract means, you only require a 5% deposit on the combined value of the land and townhome with nothing more to pay until your home is complete. Payment of the remaining 95% is due upon the completion of your townhome at settlement.



THE MIRVAC DIFFERENCE



Quality and care in every little detail

For 50 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 800 awards including



**Property Council
of Australia 2020**

Award for best
Masterplanned Community

Harcrest
Wantirna South, VIC



REIV 2019

Project Marketing
Award

The Eastbourne
East Melbourne, VIC



UDIA 2020

High Density
Development Award

The Eastbourne
East Melbourne, VIC



AIA 2019

Award for
Sustainable Architecture

My Ideal House,
Gledswood Hills, NSW

VISIT US

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The content of this stage plan and masterplan was produced prior to completion, and prior to the receipt of final planning approvals. Photographs, diagrams and artists' impressions depicting interiors, exteriors, landscaping 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 production but will change as the development and planning approvals proceed. Changes will also be made during the development of the project, 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. Version 1 July 2024.

