

Georges
by mirvac
Cove
RESIDENCES

READY
HOMES
by mirvac



YOUR JOURNEY STARTS HERE

ALONGSIDE THE BANKS
OF THE GEORGES RIVER,
GEORGES COVE RESIDENCES
PRESENTS A NEW WAY TO
EXPERIENCE URBAN LIVING,
CLOSE TO NATURE AND THE
ESSENTIALS OF FAMILY LIFE.

Here you will enjoy the comfort of homes
designed and built by Mirvac, a Community
Green with playground, swimming pool and barbecue
for the exclusive use of residents, yet still close to
schools, shops and the thriving Liverpool CBD.

MIRVAC READY HOMES

FROM TERRACES TO LUXURY FREESTANDING AND ATTACHED HOMES SET ON BEAUTIFULLY LANDSCAPED STREETS, THERE IS A HOME TO SUIT ALL LIFESTYLES AND BUDGETS AT GEORGES COVE RESIDENCES.



Artist's impression

Our Mirvac Ready Homes have been intelligently designed to maximise light, seamlessly transition from indoors to outdoors and blend style with functionality and durability. Through meticulous attention to detail and our commitment to quality construction the collection offers a home to be proud of.

Exterior material and colour palettes have been selected to create a harmonious streetscape while offering abundant variety in design and detail. Specified inclusions, site costs and landscaping are all covered in the price of your home and all you need to worry about is

the fun part – choosing an internal colour scheme to suit your taste and personality, and selecting from our range of upgrades.

Customers who wish to customise their home interiors are advised to purchase early before construction begins.

Mirvac may have commenced building, or will soon commence construction at the time of purchase.

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INTERNAL COLOUR SCHEMES

RIVERSIDE SCHEME



WHARFSIDE SCHEME



ARANGE OF STYLISH
COLOUR SCHEMES
OFFERS A PALETTE
TO SUIT ALL TASTES
FROM TIMELESS
CLASSICS TO COOL
CONTEMPORARY
LOOKS FOR THE
KITCHEN AND
BATHROOM.



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URBANLIFE SCHEME



SHORELINE SCHEME



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INCLUSIONS

EVERYTHING YOU WILL FIND IN YOUR READY HOME.

Your Ready Home will be delivered to you complete with fixtures and fittings, appliances, floor coverings, driveway, landscaping and exterior finishes all preselected by our award-winning Mirvac interior design team and included in the price.

Inclusions are:

1. FACADES

- » Hebel with render coat applied finish. Select feature light weight cladding and / or selected feature timber look profiled or timbergrain tile cladding.

2. WINDOWS

- » Aluminium powder-coated sliding and awning windows, where applicable.

3. ROOFING

- » Low profile concrete roof tile or metal roof where applicable, metal fascia and gutters.

4. FRONT DOOR

- » Selected entry door with painted or stained timber finish.

5. CEILINGS

- » Minimum 2565mm to ground floor living areas and 2400mm to first floor.

6. INTERNAL WALLS

- » Plasterboard with low VOC matt 3 coat paint system with semi-gloss finish to woodwork.

7. INTERNAL DOORS

- » Paint finish flush doors with chrome hinges and latches.

8. DOOR FURNITURE

External

- » Lockwood lever with Lockwood deadbolt.¹

Internal

- » Lockwood chrome finish levers.¹
- » Privacy adaptor included to bedroom 1, bathroom, ensuite and powder room (where applicable to home design).
- » Chrome finish door stops to all living area and bedroom doors, as required.

9. GARAGE DOORS

- » Sectional overhead garage door with door opener and remote control.

10. KITCHEN CUPBOARDS

- » Polyurethane doors with white melamine lining to interiors, soft close drawers and double pull-out bin under sink. Bulkheads to overhead cupboards. Water point to refrigerator space.

11. KITCHEN BENCHTOP & WATERFALL END PANEL/S

- » Reconstituted stone 40mm square edge profile with waterfall end panels (where applicable to kitchen design).

12. KITCHEN SINK

- » Clark double bowl stainless steel under mount sink.¹

13. KITCHEN APPLIANCES

Exclusive Homes

- » Cooktop - Delonghi 60cm stainless steel, gas.¹
- » Oven - Delonghi 60cm stainless steel, electric.¹
- » Rangehood - Delonghi 60cm stainless steel, concealed and ducted.¹
- » Dishwasher - Delonghi freestanding stainless steel.¹

Premium Homes and Luxury Homes

- » Cooktop - Delonghi 90cm stainless steel, gas.¹
- » Oven - Delonghi 90cm stainless steel, electric.¹
- » Rangehood - Delonghi concealed stainless steel, ducted externally.¹
- » Dishwasher - Delonghi freestanding stainless steel.¹

14. HOT WATER SYSTEM

- » Gas instantaneous hot water system.

15. CARPET

- » Selected quality nylon carpet throughout excluding tiled areas.

16. WALL AND FLOOR TILING

- » Porcelain floor tiles to ground floor living areas as shown on plans.
- » Porcelain floor tiles to wet area floors with full height ceramic wall tiling to bathroom and ensuite with tiled wall niche to showers (where applicable to home design).
- » Ceramic wall tiles to kitchen splashback and laundry tub.

17. VANITY UNITS

- » Moulded acrylic benchtop with polyurethane cabinet doors and white melamine lining to interiors. Wall basin to powder room (where applicable to home design).

18. LAUNDRY TUB

- » Clark standard or compact 45L tub and metal cabinet with concealed by-pass.¹

19. BATHROOM ACCESSORIES

- » Caroma chrome towel rail and toilet roll holder.¹

20. BATH

Exclusive and Premium Homes

- » Caroma white island bath in tiled hob.¹

Luxury Homes

- » Caroma white back to wall freestanding bath.¹

21. SHOWER SCREENS

- » Semi frameless and powdercoat aluminium with pivot door on slimline shower hob.

22. TOILET SUITES

- » Back to wall vitreous china toilet suite with soft close seat.

23. TAPWARE AND FITTINGS

Wet areas

- » Caroma chrome mixers.¹
- » Caroma shower on rail.¹

Laundry

- » Chrome sink mixer.

Kitchen

- » Caroma chrome sink mixer.¹

External

- » Front and rear garden taps.

24. VANITY MIRRORS

Exclusive and Premium Homes

- » Polished edge frameless mirrors.

Luxury Homes

- » Mirror cabinet with open shelf.

25. WARDROBES

- » Included where shown on plan, powdercoat aluminium framed mirror sliding doors with one white melamine shelf and hanging rail.

26. LINEN CUPBOARD

- » Included where shown on plans with 4 white melamine shelves.

27. MOULDINGS

- » Painted pine architraves and skirting.

28. INTERNAL STAIRCASE

- » 12mm x 12mm square stainless steel balustrade with painted handrail and posts or plasterboard wall with painted timber handrail, carpet to treads and risers (where applicable to home design).

29. ELECTRICAL

- » Safety switches, smoke detectors, 3 x double power points to living room, 2 x double power points to all other rooms and single power points to all appliances as required.
- » 1 x external weatherproof double power point.
- » 3 x TV points.
- » 2 x phone points.
- » NBN connection with data points to all bedrooms, living room, family room and study (where applicable to home design).
- » Exhaust fans to bathroom, ensuite, WC, powder room and laundry (where applicable to home design).

30. SECURITY SYSTEM

Luxury Homes

- » Home security alarm system with touch control pad.

31. GAS

- » 1 x internal gas heating point.
- » 1 x external gas point adjacent to patio area.

32. LIGHT FITTINGS

- » LED downlights to all rooms, stair wall light and external wall light fittings to entry and patio as required. Sensor wall light to rear yard (where applicable to home design).

33. AIR CONDITIONING DUCT PROVISION

Exclusive and Premium Homes

- » Duct provision to ground floor only of double storey homes for future installation of ducted air conditioning by owner or upgrade option.

Luxury Homes

- » Fully ducted air conditioning.

34. LETTER BOX

- » Selected powdercoated letterbox plinth.

35. INSULATION

- » Minimum R2.0 Glasswool batts to all external walls and minimum R3.5 ceiling insulation with roof over (excluding garages).

36. DRIVEWAY AND REAR PATIO

- » Applied finish to concrete driveway and patio (where applicable to home design).

37. TV ANTENNA

- » TV aerial installed on roof.

38. CLOTHESLINE

- » External folding frame clothesline.

39. RAINWATER TANK

- » Rainwater tank plumbed for washing machine, toilet flushing and external garden tap.

40. FENCING

- » Treated pine side and rear fencing, painted timber batten fencing to street facing with gate access. Select lots with powdercoat laser cut and/or picket fence or gate and masonry fence where applicable to home design. Retaining and masonry walls and fences where applicable to home design.

41. LANDSCAPING

- » All lots landscaped to Mirvac specification.

¹ This item may be substituted for a brand of equivalent or higher quality at Mirvac's discretion.

The inclusions list was prepared prior to development approval, statutory approvals and commencement of construction. Prospective purchasers must refer to the contract for sale for the list of inclusions for their property, which is subject to change in accordance with the terms of the contract. Fittings, fixtures and appliances stated are as intended at the date of publication of this list and are subject to change. Correct as at 25.08.20.

UPGRADES

CREATE A HOME THAT IS UNIQUELY YOURS

The joy of building a new Mirvac home is making it personal, customising the little details to suit your taste and lifestyle. Our Mirvac Interior Designers have curated a selection of upgrades that will enhance your home and increase your comfort.



Artist's impression

Upgrades include:

FEATURE JOINERY OPTION

- » Feature timbergrain melamine finish to kitchen overhead cupboards, island front (where applicable), ensuite and bathroom cabinetry in lieu of polyurethane.²

WARDROBE UPGRADES

- » White melamine fitout with one set of drawers with open shelves over, full length top shelf over double and single hanging per room.
- » White colour backed standard glass in lieu of silver mirror to sliding door wardrobes.

KITCHEN UPGRADES

- » Colour backed glass splashback in lieu of standard tiled splashback.²
- » Miele appliance package – stainless steel gas cooktop, under bench oven, concealed range hood and free-standing dishwasher.^{3,4}
- » Kitchen sink mixer with pull out spray.
- » Kitchen sink accessory package – chopping board, drainer basket and draining tray.

BATHROOM UPGRADES

- » Mirror cabinet to bathroom and ensuite.^{6,8}
- » Reconstituted stone vanity top with ceramic basin to bathroom and ensuite.^{6,8}

LAUNDRY UPGRADES

- » Flushline tub in feature timber grain melamine joinery cabinet with overhead storage and 20mm reconstituted stone top to match kitchen.^{3,6}
- » Sink mixer with pull out spray.

WINDOW AND DOOR UPGRADES

- » Insect screens to all operable windows.^{6,8}
- » Security screens to all external hinged and sliding doors.⁶

ELECTRICAL UPGRADE

- » Home security system (alarm) with touch screen.^{3,8}
- » Smart Home Package - Google Nest Voice control and touch screen, Max Voice assistance/music player and Mesh 2 Pk WiFi system; Connect touch smart light switches throughout, Biometric/coded/swipe/Key smart Lock, Smart Video Doorbell and security cameras with motion sensor floodlights; and Logitech Harmony Elite Audio Visual control system.³

AIR CONDITIONING UPGRADE

- » Ducted reverse cycle zoned air conditioning system with Wi-Fi smart device App.^{3,8}

SUSTAINABILITY UPGRADES

- » Induction cooktop in lieu of gas cooktop.^{3,5}
- » Heat pump hot water system in lieu of gas instantaneous.³
- » Provision with power (32amp) for EV car charger.³
- » 5kW Solar PV panels with energy monitor App.³
- » Clean Energy System - 5kW Solar PV panels and 10kWh Battery with energy monitor App.³
- » Energy sub-meter with energy monitoring App.⁷

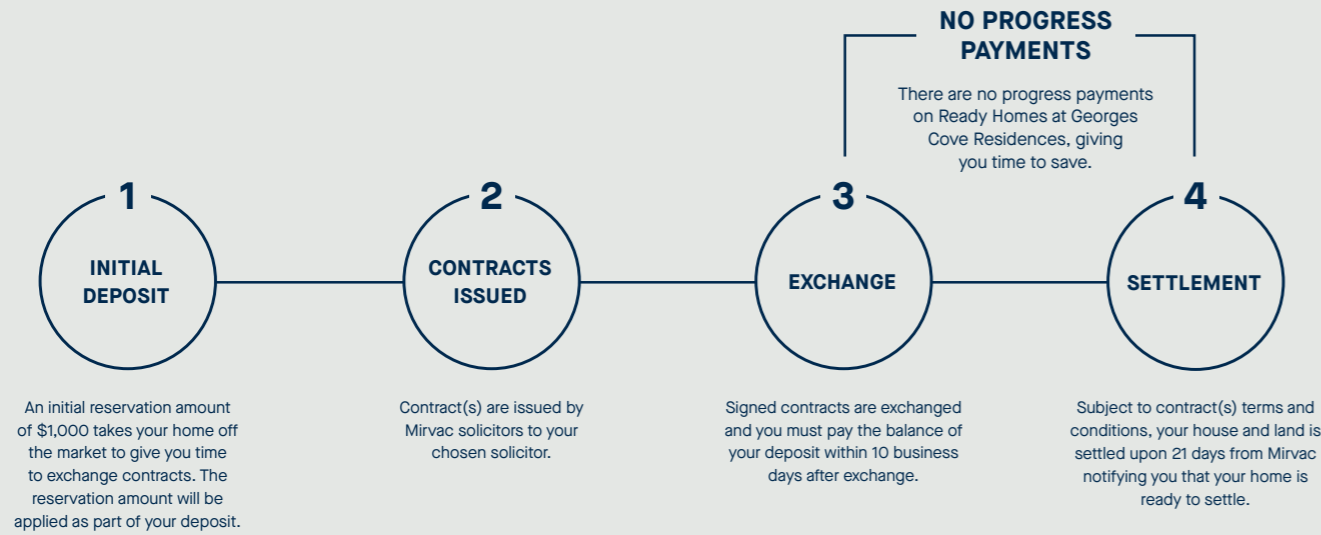
There will be no other variations incorporated into the house.

1. Colour scheme applies to joinery, bench tops, kitchen splashback, floor finishes and wall finishes.
2. Colours are in accordance with selected colour scheme.
3. Specified brands are subject to change due to availability and discontinuation of make and models.
4. Miele upgrade appliance sizes to match inclusions nominated appliance sizes.
5. Induction cooktop to match appliance package selected and nominated appliance sizes.
6. Refer to plan for applicable locations.
7. Includes 5 years access to the Simple App.
8. Included to select homes.

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THE SIMPLE CHOICE



WE MAKE IT EASY FOR YOU WITH FIXTURES AND FITTINGS, SITE COSTS AND LANDSCAPING INCLUDED IN THE COST OF YOUR HOME.

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



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Quality and care in every little detail

THE MIRVAC DIFFERENCE



For over 48 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, WITH OVER 700 PROJECT AND INDUSTRY AWARDS.



It's in the detail.





The content of this brochure was produced prior to completion, and prior to the receipt of final planning approvals. Photographs, diagrams and artist's impressions depicting interiors, exteriors 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 printing but will change as the development and planning approvals proceed. Changes will also be made during the development of the project and 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.

The information provided herein is believed to be correct as at 25.8.20 V1.