

Townhomes

Merrifield



Artist's Impression

Parkfront Release

Developed by

MAB | **GPC**



Artist's Impression

Treetop Reserve

Breathe in the fresh air of parkfront living.

As a resident of the Parkfront Release, you'll move right into a lifestyle surrounded by nature with your front door opening directly onto the lush Treetop Reserve.

Best of all, Treetop Reserve has something for everyone to enjoy. Kids can play, sports enthusiasts can make the most of the ovals and courts, and nature lovers can unwind in the peaceful green spaces. Whether you're looking for adventure, relaxation, or a bit of both, it's the perfect place to connect, play, and unwind with the whole family.



Turn the key on
your next chapter.

Townhomes by Merrifield makes purchasing a new home simple, offering buyers a whole host of great advantages.

No surprises.

Your Townhome comes complete with everything you need — from carpet and timber-look laminate flooring to landscaping and a clothesline. Fully complete inside and out, your home is truly move-in ready. Just 'turn the key' and step into your new life.

Intelligent design.

Every Townhome is crafted for stylish, low-maintenance living that enhances every day. From open-plan layouts filled with natural light to desirable finishes like engineered stone benchtops, expert designers have curated every detail to create a high-quality environment you'll love coming home to.

A crafted community.

Move right into a welcoming community with a city at your doorstep. Merrifield offers an enviable lifestyle, filled with opportunities to connect with friends and neighbours. Explore local employment opportunities and enjoy a range of community activities, events, and services - and it's all available to you, without an owners corporation or extra fees.

A home that comes with a community.

Your Townhome is more than just a home – it's your gateway to a vibrant and thriving community.

Merrifield offers the quality and convenience of life with everything you need right at your doorstep. From its own city centre, shops, schools and parks, Merrifield delivers the city lifestyle you've always dreamt of.

Beyond the beauty of your Townhome, this well-established neighbourhood brings people together through shared experiences, from local events and social hubs to moments of connection at local cafes.

Here, you'll find not just a place to live, but a community where you can truly be yourself.





The best part?
There's even more
to look forward to.

With a new indoor and alfresco dining precinct and a lifestyle homemaker centre on the way, Merrifield City is set to become the ultimate destination for living, dining, and shopping in Melbourne's outer north.

The connectivity doesn't stop there. The highly anticipated Aitken Boulevard upgrade will be completed just in time for you to settle into your new Townhome, offering seamless access to Craigieburn and beyond.

With easy links to metro public transport services, commuting to the CBD and surrounding areas will be simpler than ever, leaving you more time to enjoy all that Merrifield has to offer.

Connected
to it all.

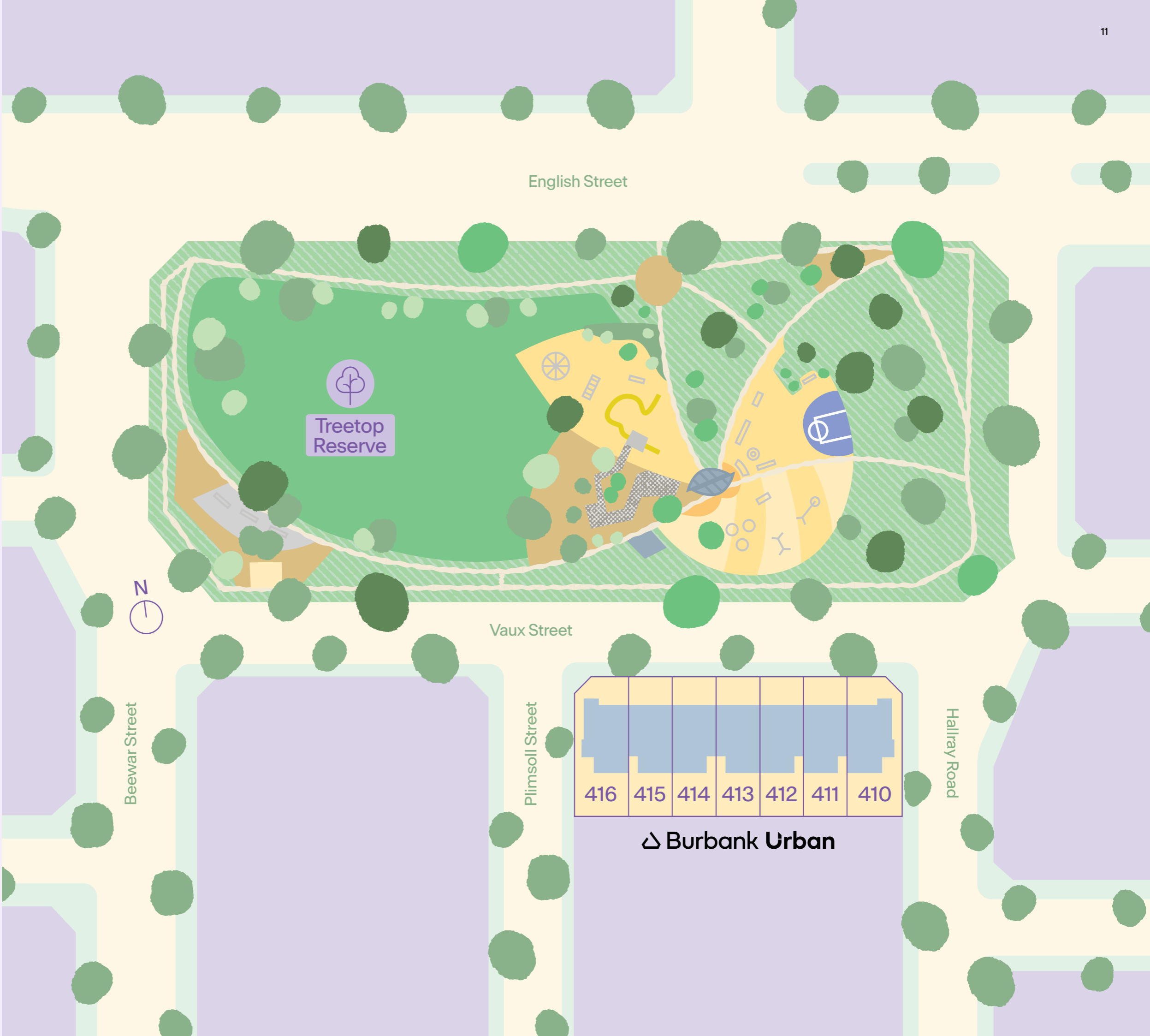


Built by the best.

This Parkfront Townhomes Release will be crafted by one of Australia's most trusted builders, Burbank Urban.

Renowned for their commitment to quality and attention to detail, they bring decades of experience to the table, ensuring your new home is built to the highest standard.

Offering a range of customisation options of interior finishes, Burbank Urban allows you to personalise your Townhome to reflect your unique taste and lifestyle.



416	415	414	413	412	411	410
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△ Burbank Urban



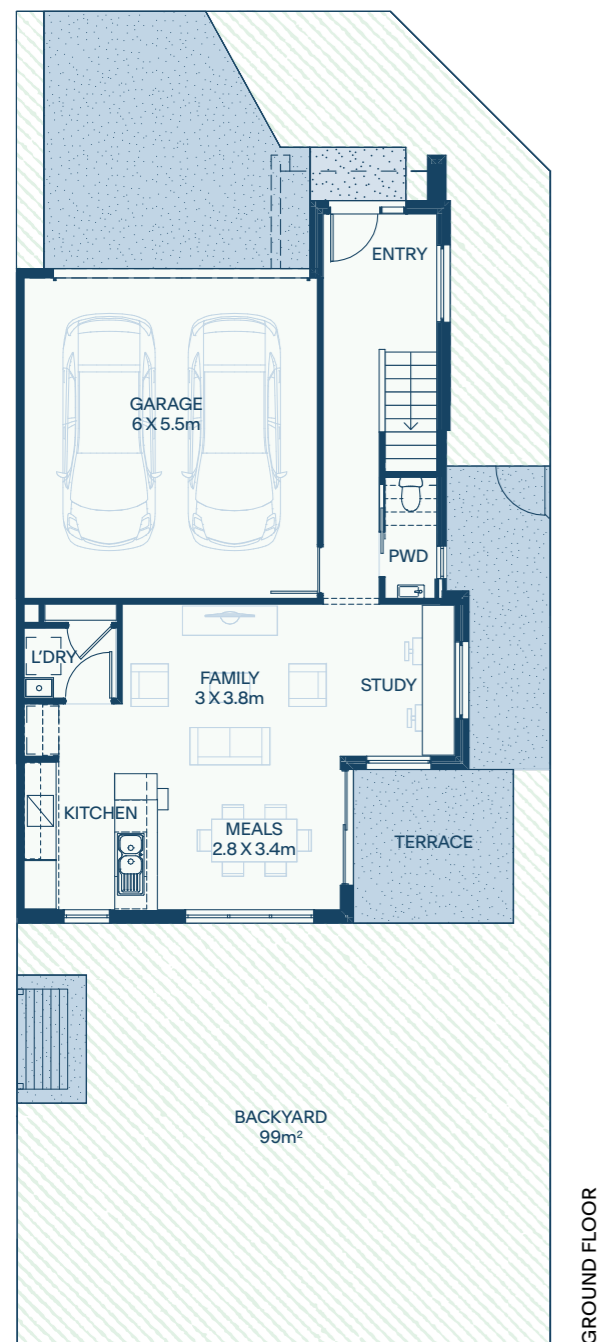
Space to live,
style to love.

Featured
Turnkey
Inclusions

- 1 Generous backyards ranging from 68 to 99sqm.
- 2 Engineered stone benchtops in kitchen and bathrooms
- 3 600mm wide oven, cooktop and rangehood
- 4 Split system heating & cooling

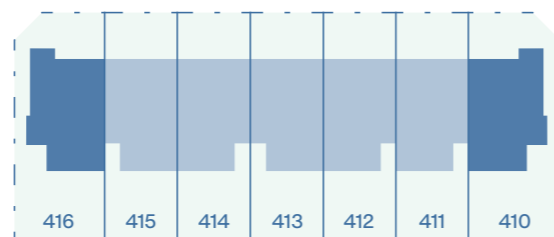
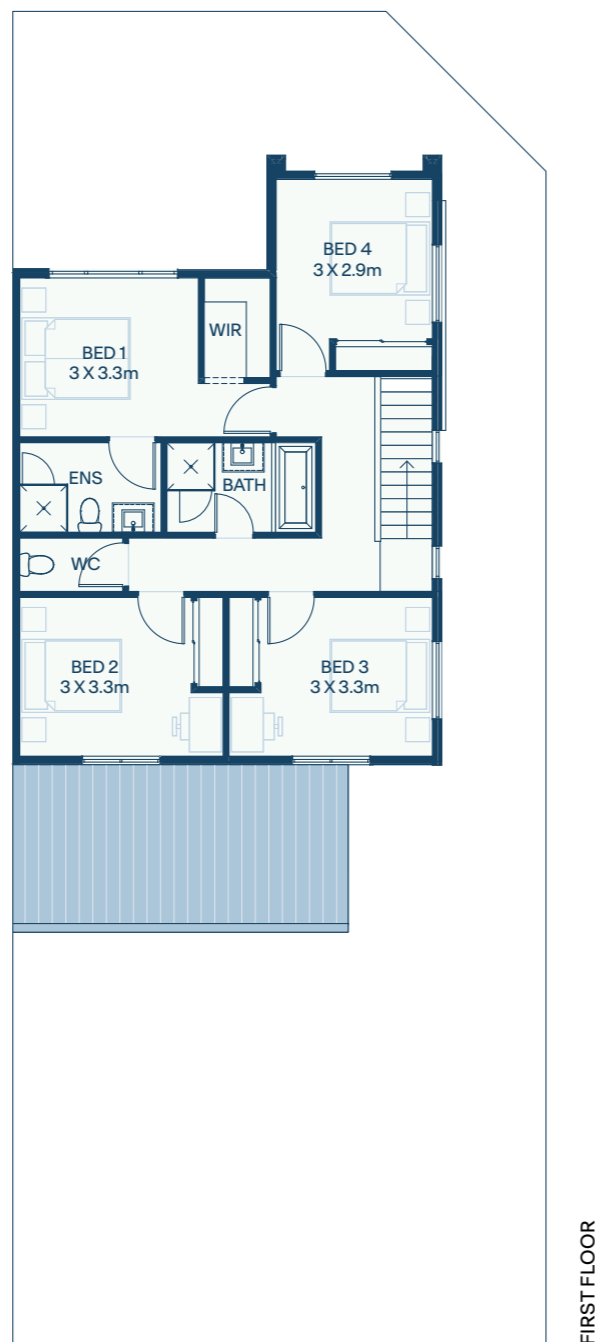
- 5 Blinds and flyscreens
- 6 Exposed aggregate driveway
- 7 Front and rear landscaping
- 8 Fencing and letterbox

Floorplans Lots 410 & 416



4 2.5 2

Ground Floor	63.78m ²
First Floor	81.07m ²
Garage	34.94m ²
Portico	1.80m ²
Total	181.59m²
Lot Area	245m²

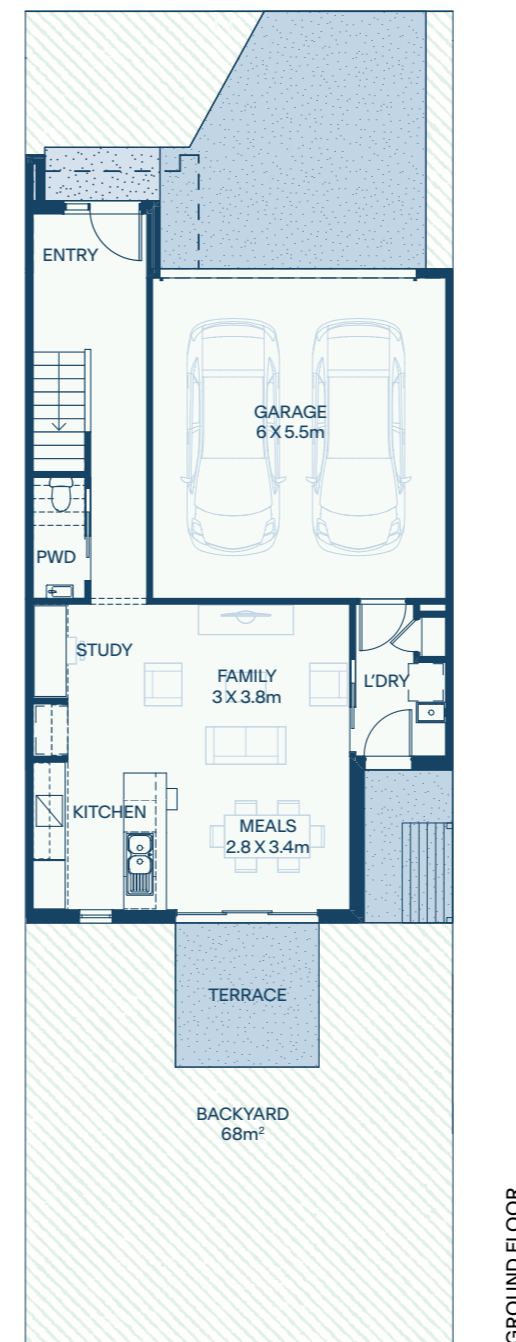


This plan is based on Lot 410. Please refer to the contract of sale for design and dimensions of each lot.



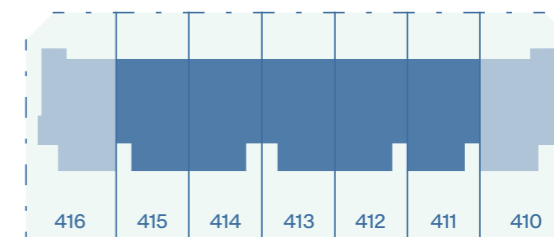
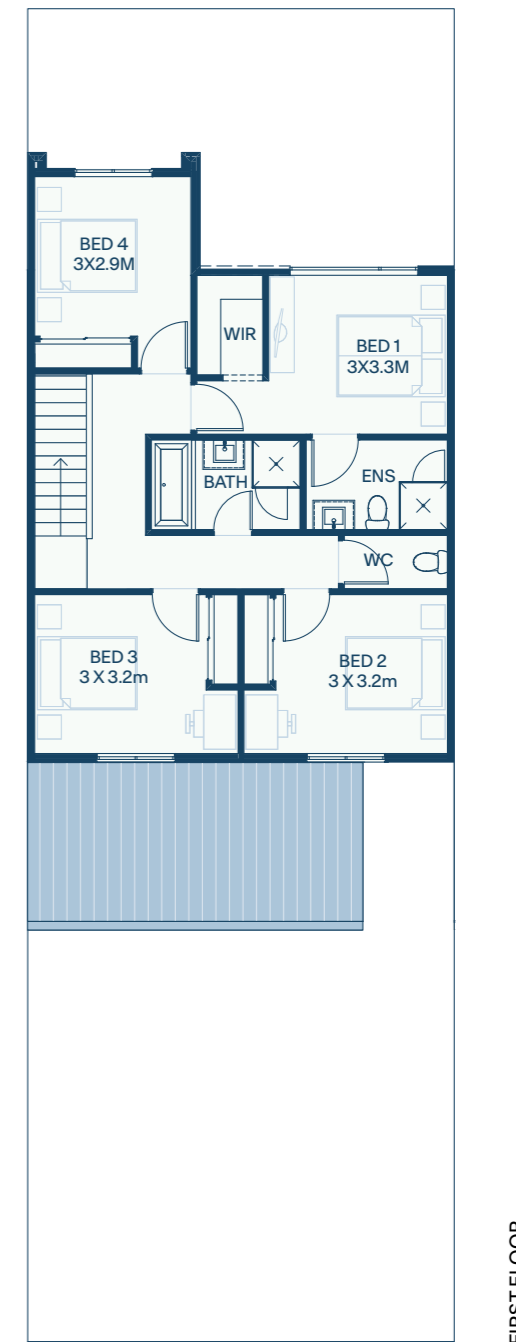
Floorplans Lots 411, 412, 413, 414 & 415

Burbank Urban



4 2.5 2

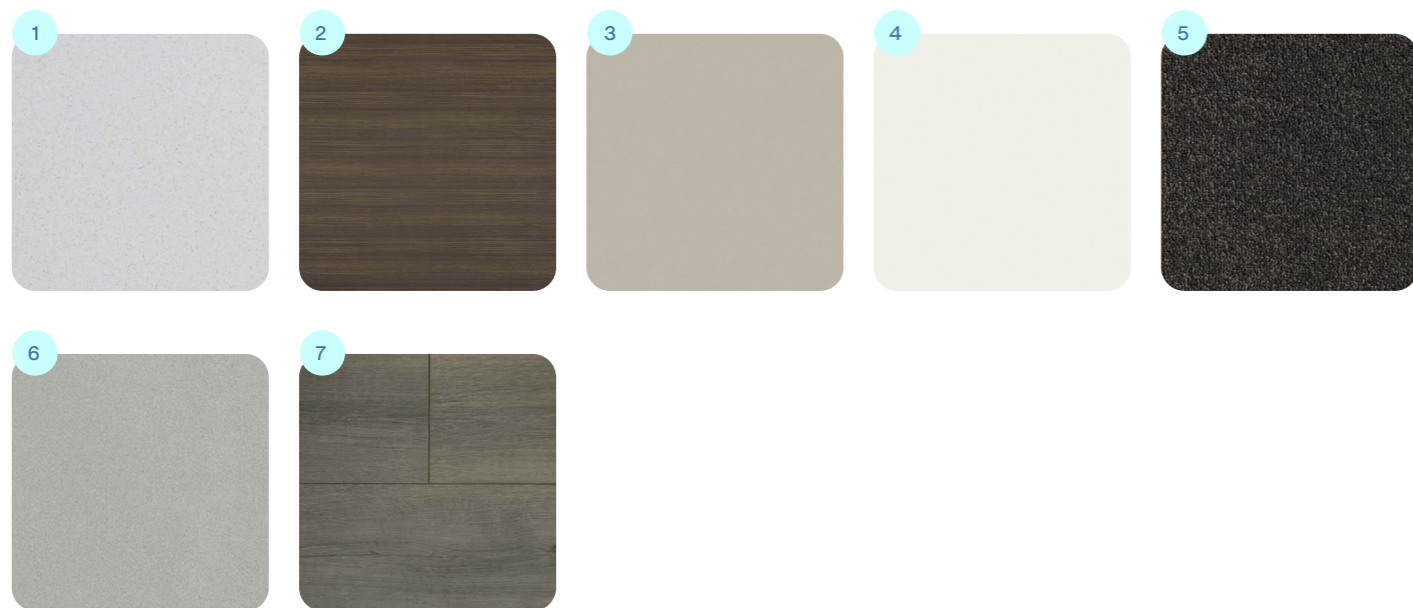
Ground Floor	61.62m ²
First Floor	80.57m ²
Garage	34.94m ²
Portico	2.6m ²
Total	179.59m²
Lot Area	200m²



This plan is based on Lot 411. Please refer to the contract of sale for design and dimensions of each lot.



Contemporary



1 Benchtops — Kitchen & Vanity Top,
Zenith Surfaces White Burst

2 Joinery — Kitchen Island & Central
Overheads/Vanity Cupboards,
Laminex Formica Charred Oak, Velour
Finish

3 Joinery — Base Cupboards & Kitchen Wall,
Laminex Formica Dawn Grey, Velour Finish

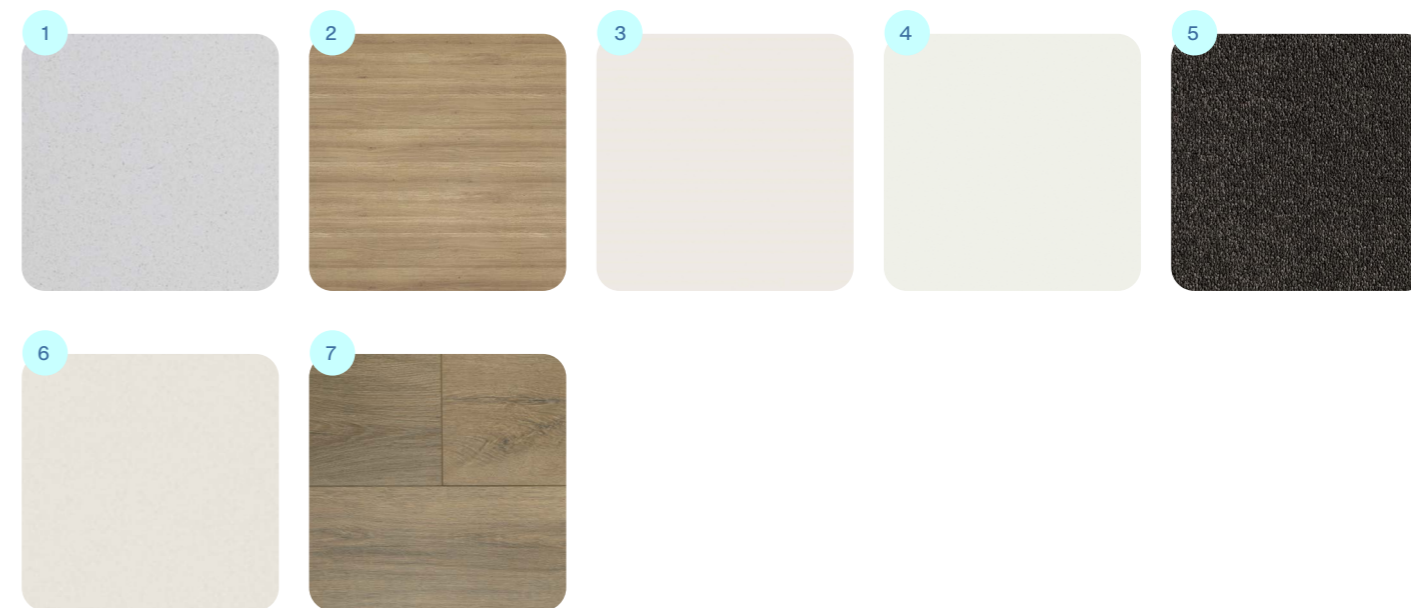
4 Paint — Wall & Ceiling, Taubmans
Cotton Sheets

5 Carpet — Bedroom/Staircase/Hallway,
Quest Compass Jetstream, Plush Pile

6 Tiles — Laundry/Bathroom & Ensuite/
Powder Floors & Bathroom/Ensuite Walls,
Surfaces by Hynes Infinite Light Grey
450x450mm, Ceramic

7 Flooring — Ground-entry Hall/Kitchen/
Living, Surfaces by Hynes Laminate
Timber Brooklyn Newtown

Modern



1 Benchtops — Kitchen & Vanity Top,
Zenith Surfaces White Burst

2 Joinery — Kitchen Island & Central
Overheads/Vanity Cupboards,
Laminex Formica Idyllic, Velour Finish

3 Joinery — Base Cupboards & Kitchen Wall,
Laminex Formica Baikal, Velour Finish

4 Paint — Wall & Ceiling, Taubmans
Cotton Sheets

5 Carpet — Bedroom/Staircase/Hallway,
Quest Compass Jetstream, Plush Pile

6 Tiles — Laundry/Bathroom & Ensuite/
Powder Floors & Bathroom/Ensuite Walls,
Surfaces by Hynes Infinite Off White
450x450mm, Ceramic

7 Flooring — Ground-entry Hall/Kitchen/
Living, Surfaces by Hynes Laminate
Timber Brooklyn Ridgewood



A smarter, simpler way to own a home.

Make your dream Townhome a reality in five easy steps.

1 Choose your Townhome

Speak with our expert sales consultants to choose the Townhome design that perfectly fits your lifestyle, from layout and inclusions to colour schemes.

2 Secure your Townhome

Sign your Contracts of Sale for land and house construction and secure your deposits.

3 Construction begins

Once your land is developed and titled, settlement will take place, allowing construction to begin. The builder will keep you updated on progress, address any questions you have, and request progress payments along the way.

4 The keys to your new life

Once construction is complete and the certificate of occupancy is issued, the settlement of your building contract will occur, and you'll receive the keys to your stunning new home.

5 Move right in

That's it! Your dream Townhome is ready for you to move in and enjoy. Step outside every day and embrace the vibrant lifestyle and community that Merrifield offers.

The Builder



Artist's Impression

Burbank Urban

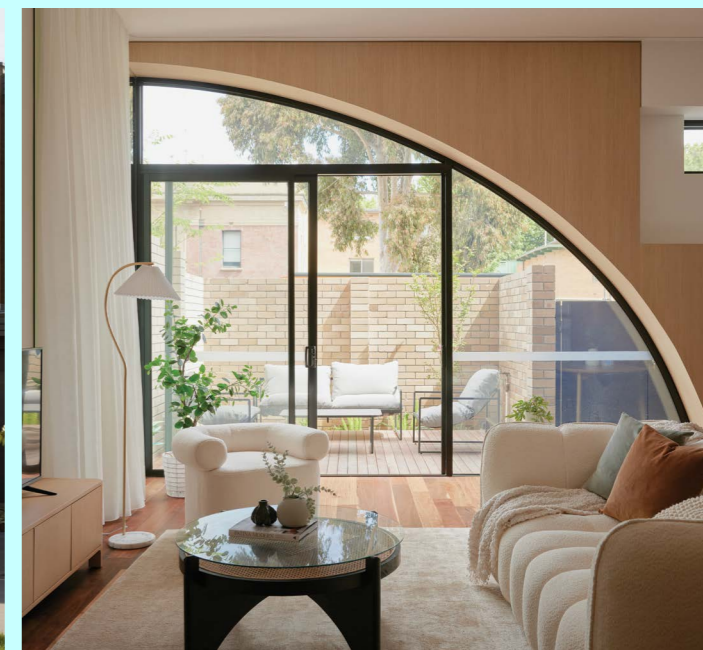
Drawing on the impressive track record of the Burbank Group, one of Australia's leading home builders and land developers for over 30 years, Burbank Urban caters to a diverse range of homebuyers seeking stylish living, in the best locations, beyond traditional detached housing. Burbank Urban employs its multi-disciplinary expertise across the full project life cycle to deliver high quality townhomes, apartment, mixed use and urban renewal projects.

The Developer

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Preston Crossing



Academy North Melbourne

Merrifield is a joint venture between MAB and Gibson Property Corporation.

Established in 1995, and founded by fifth generation property identities, Michael and Andrew Buxton, MAB takes great pride in shaping the fabric of the built environment with originality, quality and excellence.

Today MAB's diversified portfolio exceeds \$17 billion spanning masterplanned communities, residential apartments, townhouses, commercial offices, business parks, retail and investments.

MAB has demonstrated experience in the delivery of large-scale urban-renewal projects and masterplanned communities including NewQuay Docklands and University Hill Bundoora.

Gibson Property Corporation (GPC) is a leading property development company known for delivering high quality, residential, commercial and mixed-use developments.

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