

Townhomes



The Blossom Collection

OLIVINE



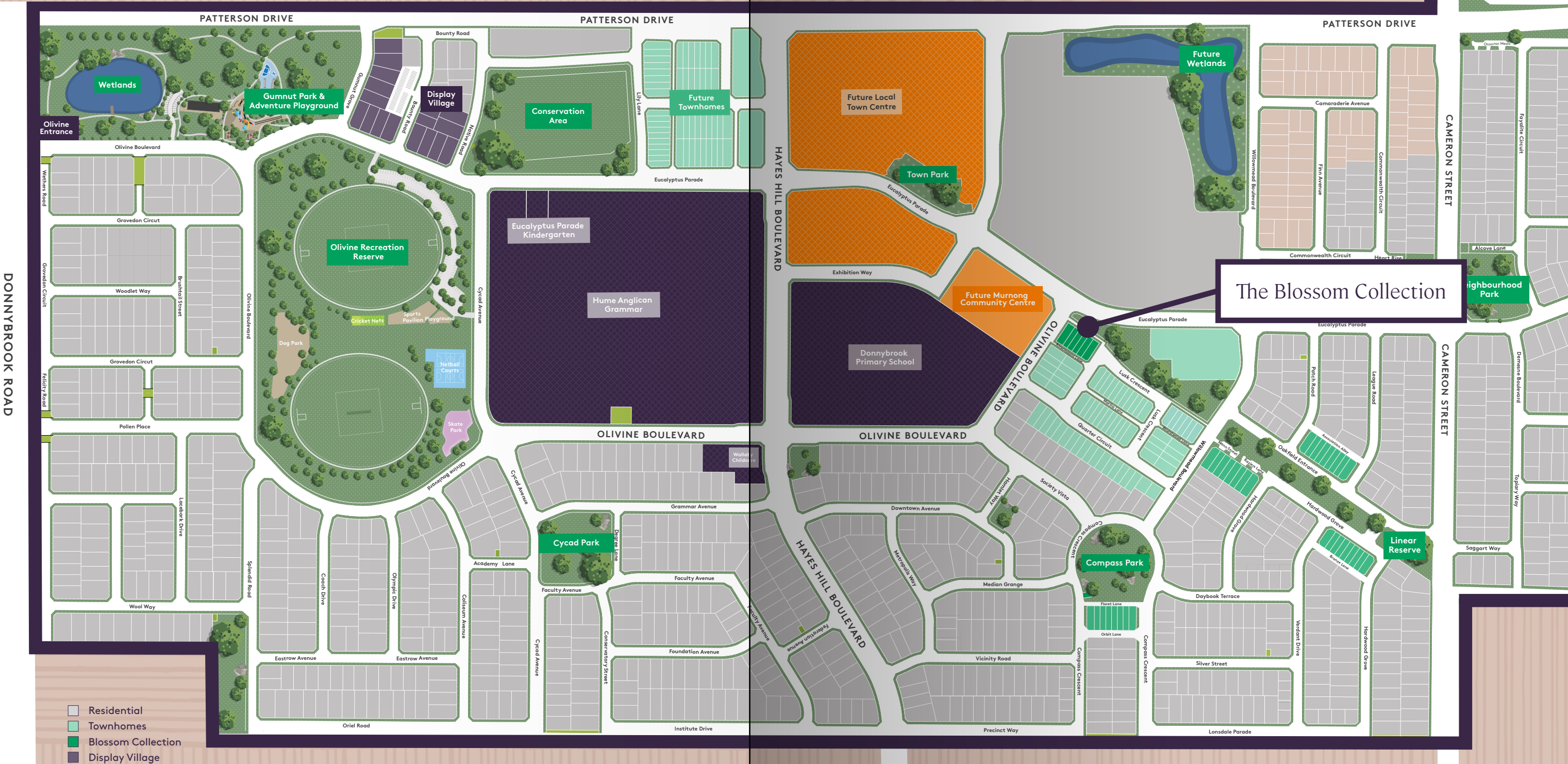
Come home to what matters at Olivine.

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 Blossom 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 Blossom Collection.

▲ Donnybrook Train Station 2km
Hume Highway 5km



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. March 2025.

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's only secondary school), Donnybrook Primary School, Wallaby Childcare and Eucalyptus Parade Kindergarten. These quality education providers are nurturing the dreams and ambitions of the youngest Olivine residents.



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.



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.



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.



Natural Open Spaces

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



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.



Proposed Future Town Centre

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



Olivine's Recreation Reserve

Recently opened, this amazing sporting precinct features 9 hectares of green space and includes netball and futsal courts, a dog park, cricket nets and a state-of-the-art Sporting Pavilion. Two sporting ovals are now open.



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.

**References to time are approximate only and are calculated by car outside of peak hour.

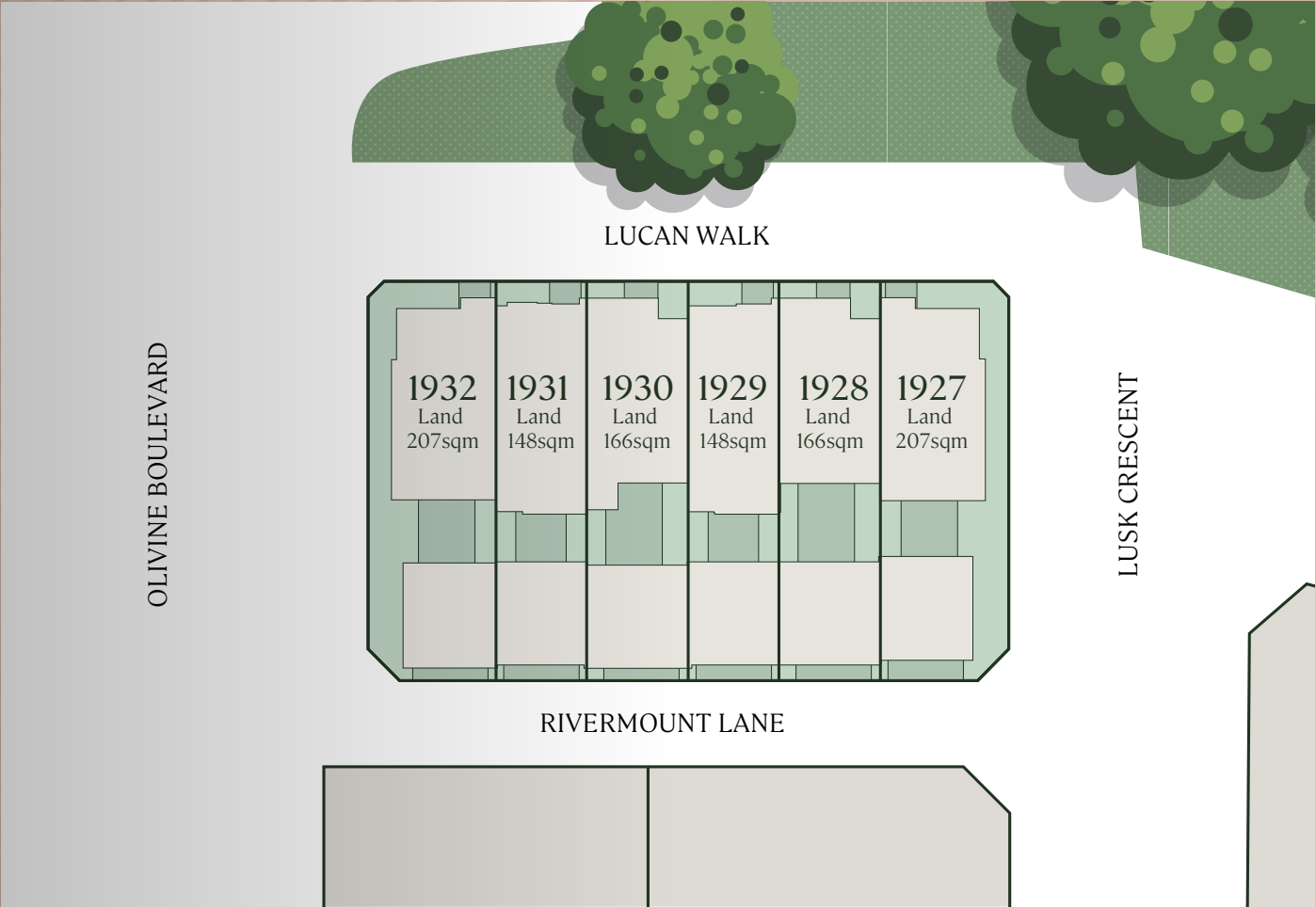


GUMNUT PARK, OLIVINE

Olivine residents are at it’s heart.

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

The Blossom Collection is located in the centre of it all: opposite a local park featuring 200 year old river red gums, a short stroll to future wetlands, proposed future Local Town Centre, Donnybrook Primary School, Hume Anglican Grammar, Wallaby Childcare, future Murnong Community Centre, and Eucalyptus Parade Kinder.

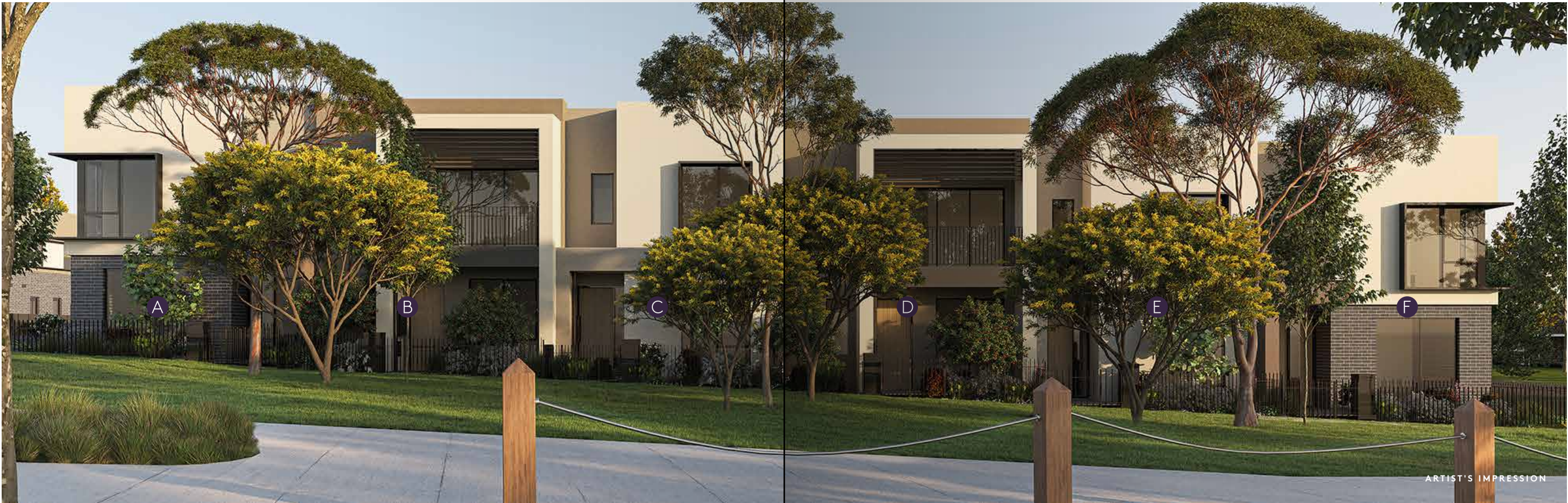


This masterplan was prepared on 14/03/2025 for the information of prospective purchasers only and is subject to change. Purchasers must make and rely on their own enquiries. To the extent of inconsistency between this masterplan and the conditions of the Contract For Sale of Land relating to the lots, 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 1927
House Area 154sqm
Lot Area 207sqm
Willow

B Lot 1928
House Area 138sqm
Lot Area 166sqm
Banksia with Balcony

C Lot 1929
House Area 139sqm
Lot Area 148sqm
Myrtle

D Lot 1930
House Area 138sqm
Lot Area 166sqm
Banksia with Balcony

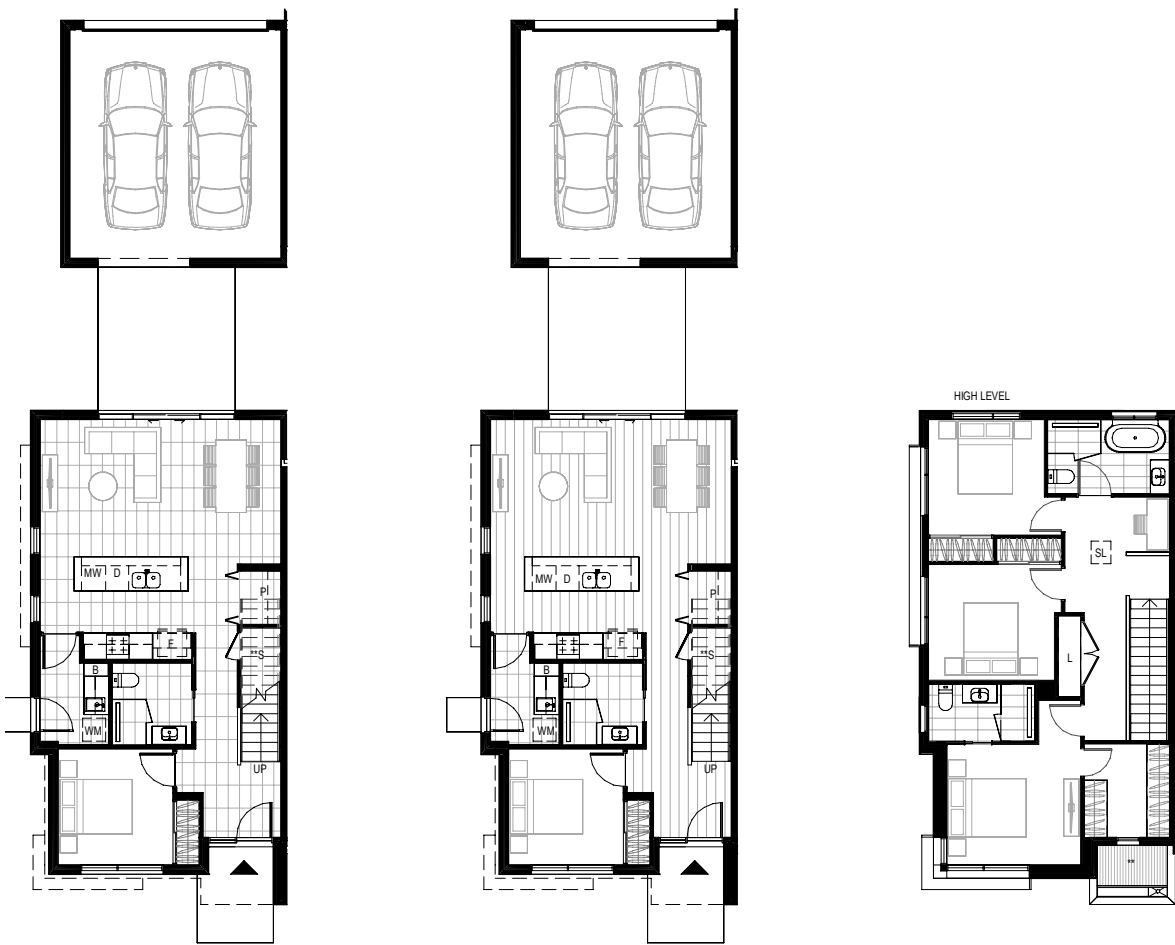
E Lot 1931
House Area 139sqm
Lot Area 148sqm
Myrtle

F Lot 1932
House Area 154sqm
Lot Area 207sqm
Willow

Areas are approximate only. Areas calculated in accordance with the Property Council of Australia Method of Measurement.
*Artist's impression as at 14.03.2025 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.

Willow

Lot 1927



GROUND FLOOR GROUND FLOOR - Timber Look Plank Upgrade FIRST FLOOR

LOCATION PLAN



AREA	
Internal	154sqm
External (Courtyard/Porch)	21sqm
Garage	39sqm
Total	207sqm

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 1928 & 1930



GROUND FLOOR GROUND FLOOR - Timber Look Plank Upgrade FIRST FLOOR

LOCATION PLAN

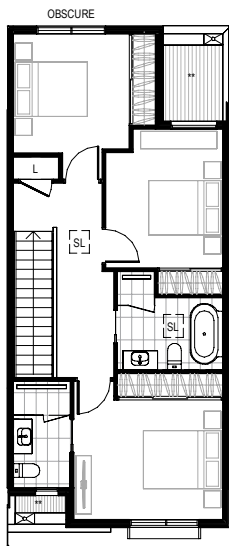
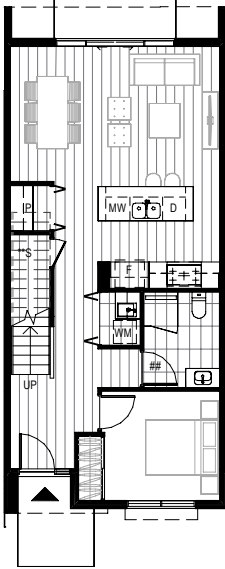
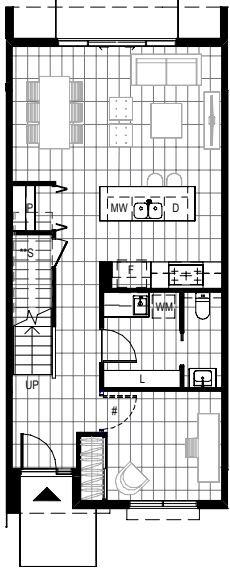
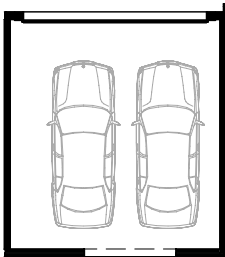
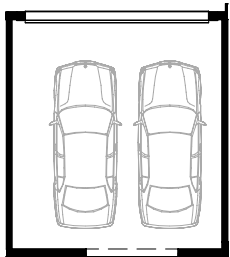


AREA	
Internal	137.9sqm
External (Courtyard/Porch)	24.3sqm
Garage	42.1sqm
Total	166sqm

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Myrtle

Lot 1929 & 1931



GROUND FLOOR

GROUND FLOOR - Timber Look Plank Upgrade

FIRST FLOOR

LOCATION PLAN

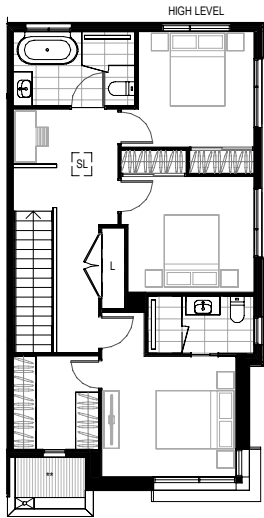
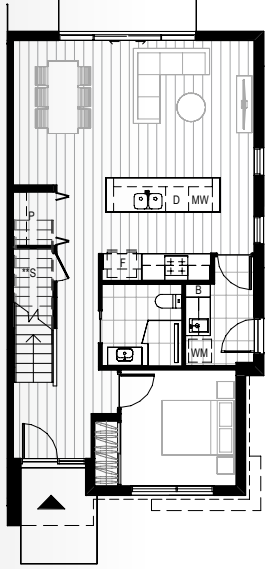
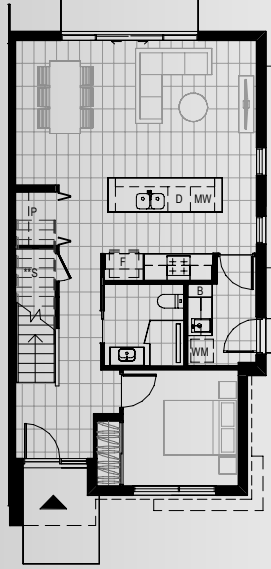
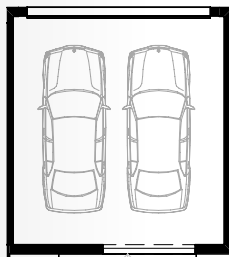
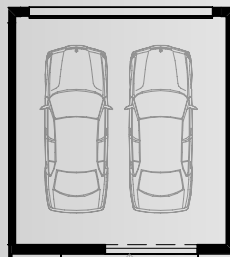


AREA	
Internal	138.7sqm
External (Courtyard/Porch)	17.8sqm
Garage	37.5sqm
Total	148sqm

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Willow

Lot 1932



GROUND FLOOR

GROUND FLOOR - Timber Look Plank Upgrade

FIRST FLOOR

LOCATION PLAN



AREA	
Internal	154sqm
External (Courtyard/Porch)	21sqm
Garage	39sqm
Total	207sqm

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Premium Interiors.

CUSTOMISE YOUR WAY WITH TWO COLOUR SCHEMES, DUSK AND NATURAL

SMEG STAINLESS STEEL APPLIANCES

STYLISH & FUNCTIONAL



ARTIST'S IMPRESSION

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Premium Interiors.

LUXURY BATHROOMS

NATURAL AND LIGHT-FILLED

FREESTANDING BACK TO WALL BATH



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ARTIST'S IMPRESSION

Premium Interiors.

ENSUITE ACCESS TO MAIN BEDROOM

GREEN OUTLOOKS TO ENJOY



ARTIST'S IMPRESSION

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Premium Interiors.

FLEXIBLE ROOM TO MAKE YOUR OWN, STUDY OR BEDROOM

FEATURING PORCELAIN FLOOR TILES AS STANDARD OR UPGRADE TO TIMBER FLOORING



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Premium Interiors.

GRAND 2.7M HIGH GROUND FLOOR CEILINGS

AMPLE STORAGE THROUGHOUT



ARTIST'S IMPRESSION

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Private Outdoor Space.

LANDSCAPED COURTYARD

PERFECT FOR ENTERTAINING



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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
Carpet	Carpet included as standard or upgrade to wool blend carpet.	✓	✓
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			
Split Systems	Split system to main living and main bedroom. Upgrade to add additional split systems.	✓	✓
Electrical inclusions	Light switches, TV points, phone points, data outlets and smoke detectors. Upgrade to include video doorbell and 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	
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			
Roller blinds	Upgrade to block out roller blinds or dual privacy screen and block out 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	Wooden 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 as 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

09 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

15a Carpet Upgrade

15b Carpet Upgrade











01

02

03

04

05

06

07

08

09

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12

13

14a

14b

15a

15b

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

09 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

15a Carpet Upgrade

15b Carpet Upgrade











01

02

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14a

14b

15a

15b

Turnkey.

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

Your Blossom 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 Blossom 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.





Quality and care in every little detail.

For over 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



UDIA 2024

National Award for Excellence
in Masterplanned Communities

Tullamore
Doncaster, VIC



UDIA 2024

Award for Excellence in
Residential Subdivision

Henley Brook
Henley Brook, WA



National Professional
Excellence Award 2024

Award for Residential
Construction

The Langlee
Waverley, NSW



UDIA 2024

Award for Excellence for Social
and Community Infrastructure

Olivine,
Donnybrook, VIC

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