

Townhomes

Merrifield

Park Edge Release

Artist Impression



 Burbank Urban

Developed by

MAB | **GOC**



Live the park life
at Merrifield.



Opening directly onto the lush greenery of a new neighbourhood park and water play area, this park edge townhome release, built by Burbank Urban, has been designed to balance both lifestyle and nature.

Perfectly located, these homes benefit from an array of amenity right at your doorstep. A new local town centre will be just a short walk away, where shops, cafés and retail amenity will provide daily convenience. Education options are also close by, as are sporting facilities and Merrifield City shopping centre.

Live the park life at Merrifield, Victoria's largest masterplanned mixed-use community.





A home that comes with a community.

Your townhome is more than just a home. Being part of Merrifield means joining a thriving and welcoming neighbourhood.

Merrifield has set a new benchmark for the creation of sustainable urban living. Already home to thousands of families, Merrifield is a bustling, welcoming place that will, at completion, be home to more than 25,000 residents.

This new epicentre in Melbourne's north offers the perfect blend of urban accessibility and country air, with a convenience of life that comes with everything you need being close by.

Merrifield today buzzes with activity. It's a community where people have ultimate pride of place, which will only strengthen as more and more people call Merrifield home.

Everything you need, at your doorstep.

Living at Merrifield, you benefit from immediate access to an array of lifestyle and shopping amenity, schools and childcare, parks and leisure facilities, all already established within the estate.

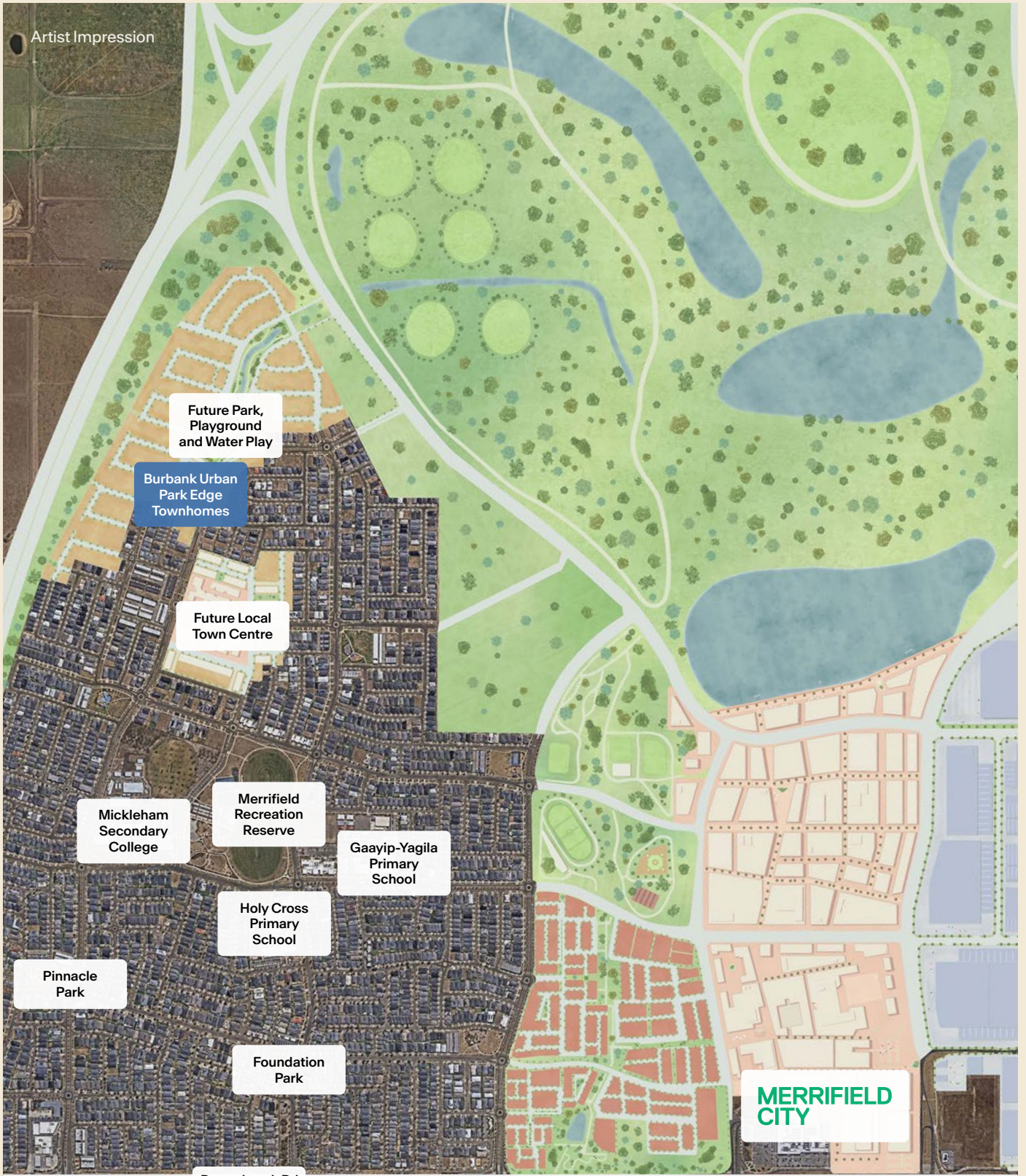
Merrifield City, the central shopping village, is already home to a full line Coles and Chemist Warehouse, and also incorporates cafés and food outlets, artisan retail, gym and health services, co-working spaces and a swim school. But that's only the beginning, with Merrifield City set to expand significantly in the near future.

The next stage of development will see a major retail expansion including an additional supermarket, discount department store and specialty shops, dining precinct, large format retail, quick service restaurants and medical services.

Transport is also easy, with major road networks at your doorstep, including the Hume Highway and the newly completed Aitken Boulevard which provides swift access to a variety of shopping and lifestyle amenity in Craigieburn. Public transport is within close proximity too, with the local bus stopping throughout the estate, and Craigieburn train station just moments away.



Artist Impression



Donnybrook Rd



Kolbe Catholic College





Embrace the local village lifestyle.

You'll love the convenience of walking to your neighbourhood community village in the heart of Park Rise.

The future local town centre is planned to include a supermarket, fresh food, cafés and dining, medical services and more – and is sure to become your go-to destination for that last minute item for dinner or quick coffee catch-up with family and friends.

Artist Impression





Built by the best.

This Park Edge Townhome Release will be constructed by one of Australia's most trusted builders, Burbank Urban.

As a townhome living specialist, Burbank Urban delivers homes that balance style, functionality and long-term value, offering a contemporary alternative to traditional housing.

With a proven track record, Burbank Urban consistently delivers high-quality projects for modern lifestyles, where considered design meets everyday liveability.





Smart, easy living.

Purchasing a townhome at Merrifield is the smarter, simpler way to own a home. Make your dream a reality in five easy steps:

- 1. Choose your townhome**
Speak with our sales consultant to select your preferred home and interior scheme.
- 2. Secure your purchase**
Sign your land and townhome contracts of sale, and pay your deposits.
- 3. Construction begins**
Once land is titled, construction will begin. Burbank Urban will keep you updated along the way.
- 4. Key handover**
Once construction and settlement is complete, you'll receive the keys to your new home.
- 5. Move in**
That's it, your new home is ready for you to move in and enjoy.

Artist Impression

5647

5648

5649

5650

5651



Move in ready inclusions

Exterior

Fencing and letterbox

Clothesline

Professional landscaping

Interior

20mm stone-inspired engineered surface benchtops

Double basin to ensuite

600mm wide oven, cooktop, rangehood and dishwasher

Back-to-wall bathtub

Base and overhead cabinetry

Heating and cooling

Block out blinds

Aluminium flyscreens

5652

5653

5654

5655

5656



Lot 5647



3



2.5

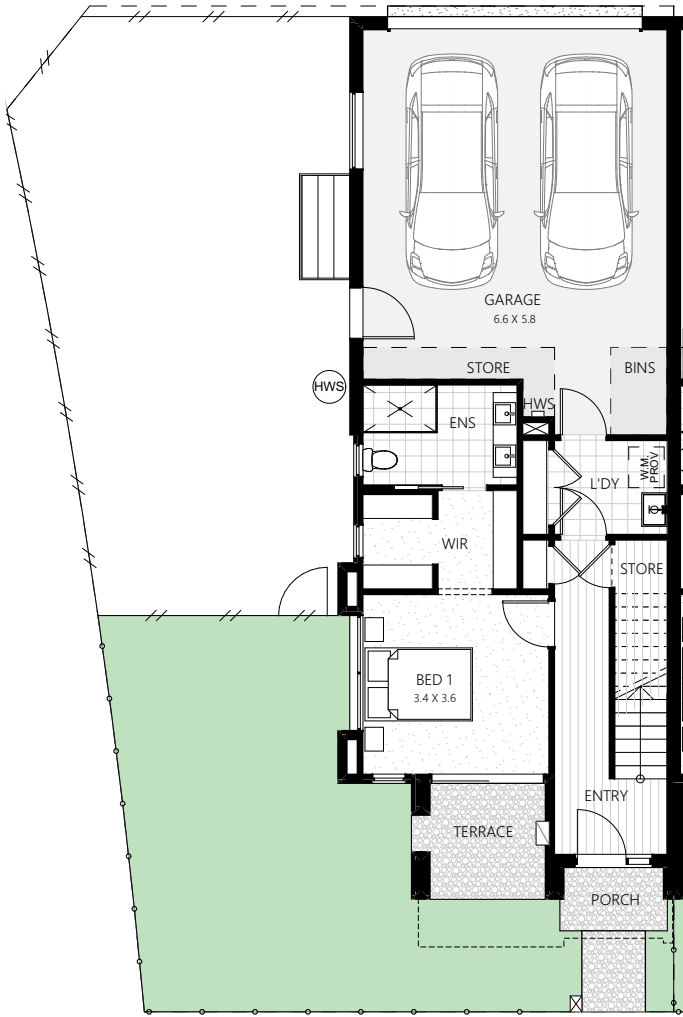


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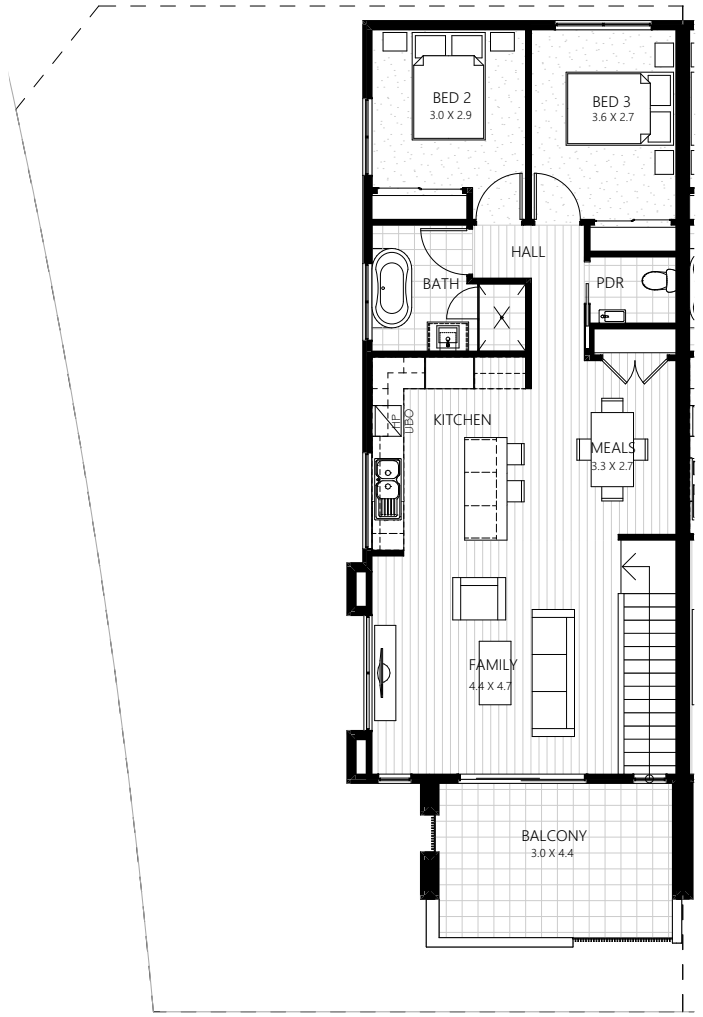


213m² Lot Area

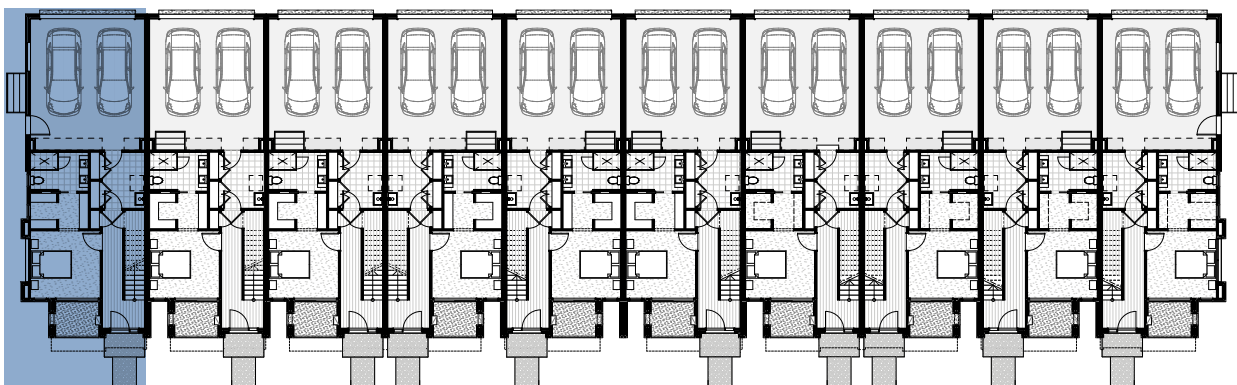
Ground Floor	48.9m ²
First Floor	88.7m ²
Garage	44.9m ²
Porch	2.3m ²
Balcony	13.6m ²
Terrace	4.7m ²
Total	203.1m²



Ground Floor



First Floor



Lot 5656



3



2.5

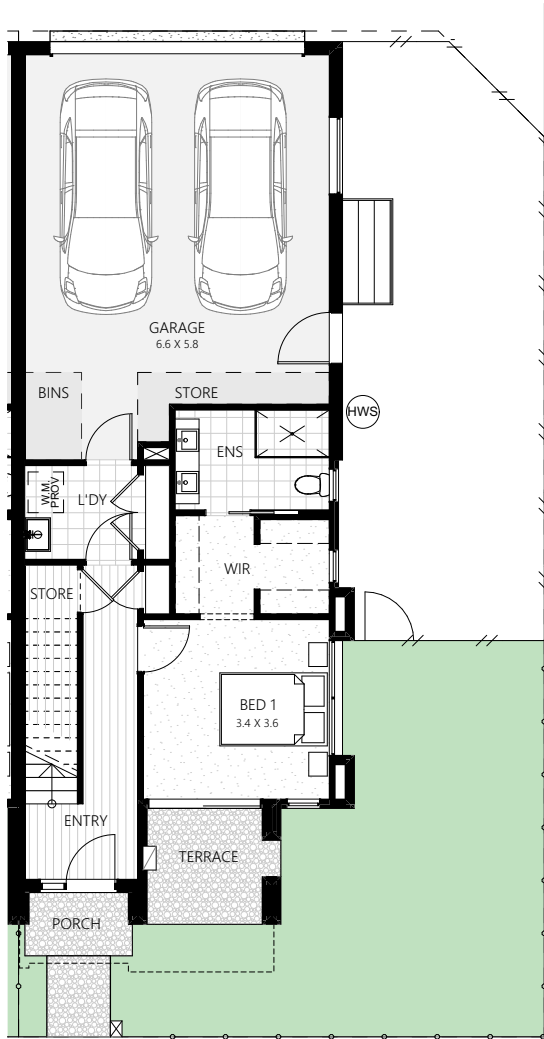


2



187m² Lot Area

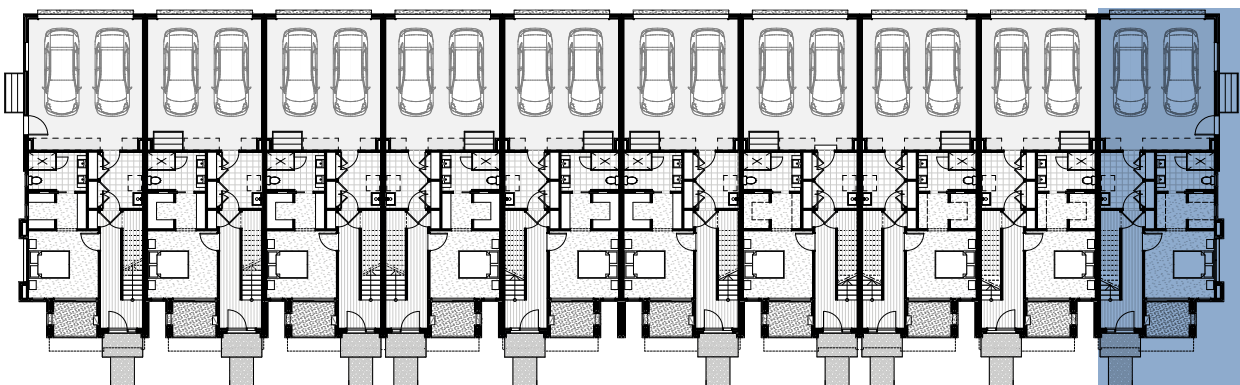
Ground Floor	48.9m ²
First Floor	88.7m ²
Garage	44.9m ²
Porch	2.3m ²
Balcony	13.6m ²
Terrace	4.7m ²
Total	203.1m²



Ground Floor



First Floor



Lots 5648, 5649, 5652, 5653



3



2.5

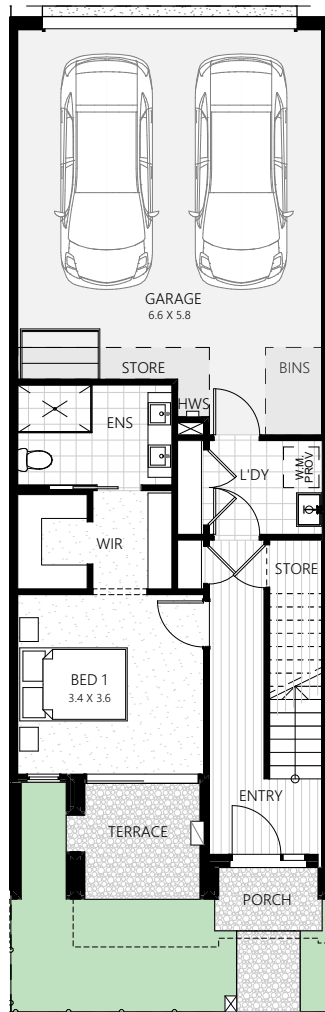


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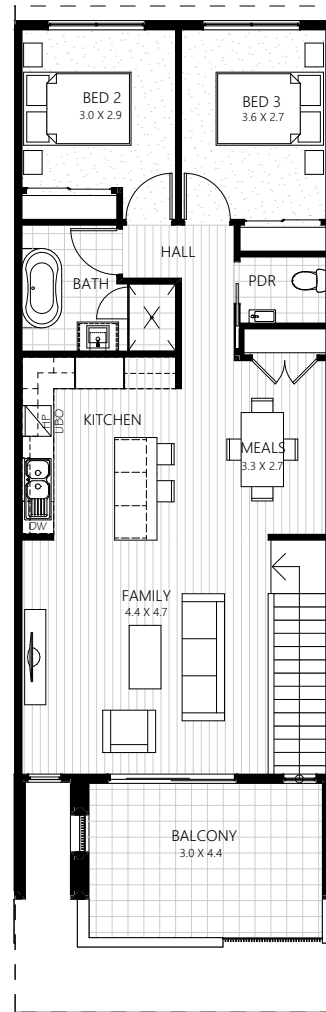


114m² Lot Area

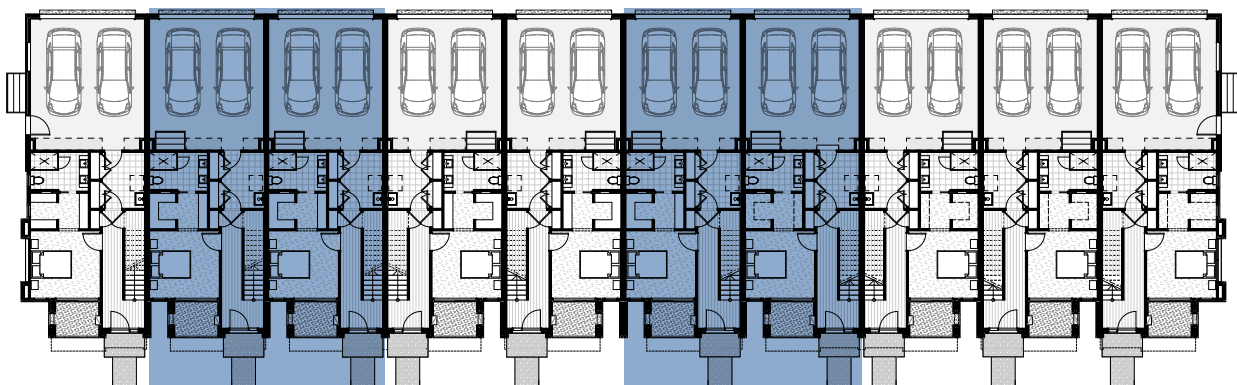
Ground Floor	48.1m ²
First Floor	87.9m ²
Garage	44.1m ²
Porch	2.3m ²
Balcony	13.6m ²
Terrace	4.7m ²
Total	200.7m²



Ground Floor



First Floor



Lots 5650, 5651, 5654, 5655



3



2.5

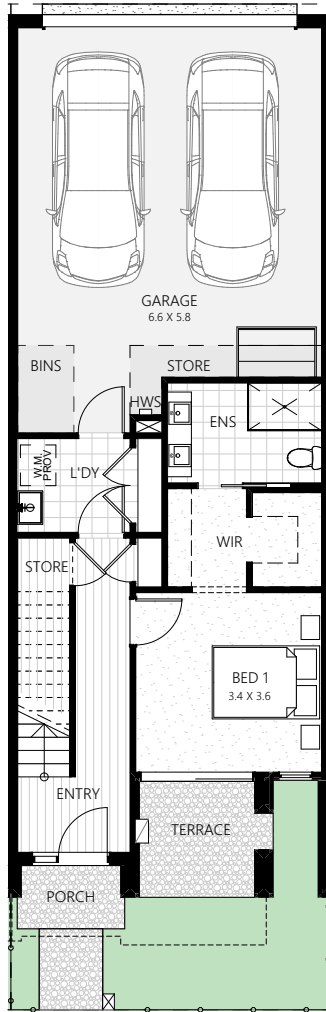


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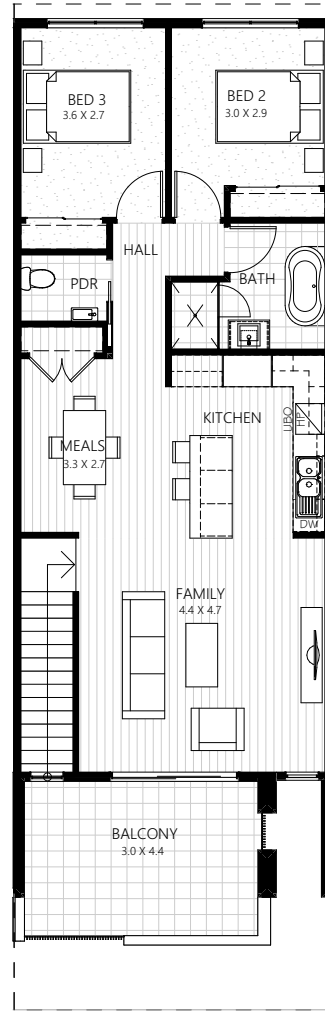


114m² Lot Area

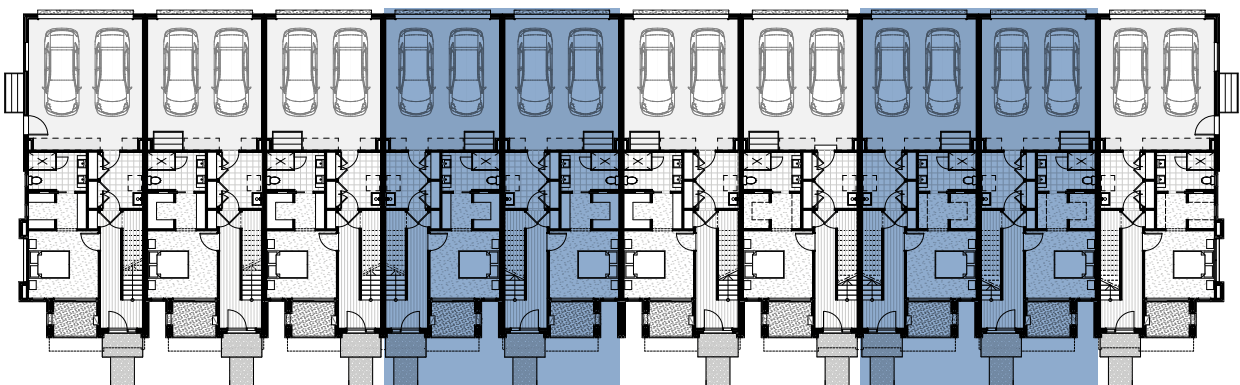
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First Floor	87.9m ²
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Balcony	13.6m ²
Terrace	4.7m ²
Total	200.7m²



Ground Floor



First Floor

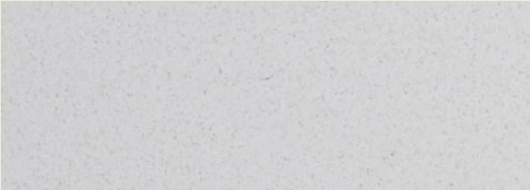




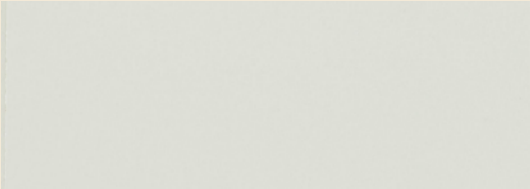


Interior Schemes.

Modern



1.



2.



3.



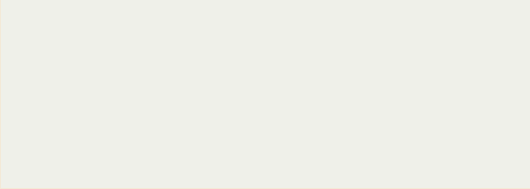
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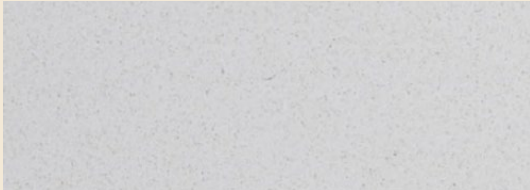


6.



7.

Contemporary



1.



2.



3.



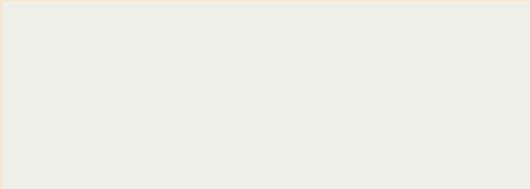
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6.



7.

Artist Impression

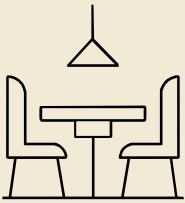


Modern Scheme Bathroom

1. Stone-inspired engineered surface benchtops
2. Laminex base cabinetry
3. Laminex overhead and base cabinetry
4. Tiles to wet areas
5. Carpet
6. Laminate timber look flooring
7. Internal paint

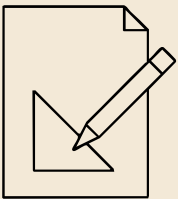
The benefits of townhome living.

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



Move-in-ready

Your townhome comes completely move-in ready, from landscaping, fencing and a letterbox, to professionally selected interior fixtures and finishes, 600mm appliances, heating and cooling, and block-out blinds. Everything you need is already in place from day one, meaning the only thing left to do is unpack.



Intelligent design

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



A welcoming community

Merrifield's proud and inclusive community is at the heart of why people love living here. With a strong, growing population, it's a place where feeling connected comes easily. Whether it's joining the local sporting association, the Merrifield Panthers, or taking part in cultural events throughout the year, there are countless opportunities to engage and be part of the community that defines Merrifield.





Preston Crossing by MAB

The Developer.

Developed by

MAB | **GPC**

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.

The Builder.

△ Burbank Urban

Burbank Urban is part of the Burbank Group, a nationally recognised building and property business with over 40 years of experience.

Established in 1983, the Burbank Group has grown into a multi-faceted organisation operating across multiple states, delivering homes, developments and integrated property solutions.

This backing brings strength and certainty, combining the capability of a large, established builder with the care and attention to detail of a specialist urban team.



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