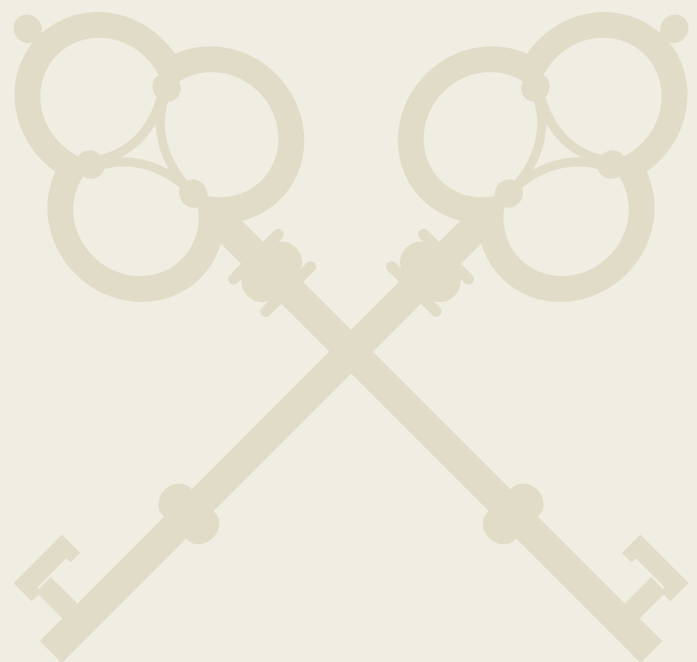


*Mirabell*  
TURRAMURRA



W O M E R A H   S T



BETTER LIVING STARTS NOW

# *your & GARDEN LIFE*

*Mirabell Turramurra is a destination  
designed to nourish your mind and body.  
Home is where the heart is and Mirabell  
is the home of idyllic contemporary living  
surrounded by lush green space.*



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# *a symphony of* **SYMMETRY**

*Architectural mastery flawlessly delivers Mirabell  
to a standard that impresses while exuding  
comfort inside and out.*



# *a viewpoint* **OF LUXURY**

LIVING ROOM



*Meticulously planned each apartment welcomes you in,  
offering natural light and expansive living.*

Inspired by the North Shore's lush woodlands, neutral tones and raw materials reflect the beauty outside. Open plan living both accentuates views and amplifies space for you to enjoy with family and friends.

One, two or three bedrooms, all with parking, the layout and orientation of each apartment has been designed to harness the best natural light throughout the day. As you venture inside, a calming picturesque view is framed by floor to ceiling doors that give way to your private balcony, a brilliant extension for entertaining.

With rich timber and plush carpet underfoot, timeless hues and textures, your private haven mirrors the simplicity of nature. Ducted air conditioning is included throughout, while rich textured natural timber floorboards exude warmth. Continuing through to the wet areas, neutral tones are captured in the quality floor and wall tiles.





*an extension of*

*A multi-purpose outdoor room that enriches  
your life with a stunning synergy of flora.*

***YOUR SANCTUARY***

Whether you're on your way out for the day, arriving home or simply appreciating some fresh air, the flourishing gardens have been created for you to enjoy. Pick a spot on the lush lawn to sit and relax, or just smile when you walk through. At any time of day, a beautiful display of landscaping artistry is on show.



*At home, work or play,  
Turrumurra affords anyone  
the opportunity to thrive.*

Quality schools including Knox Grammar, Pymble Ladies College and Ravenswood School are close by to develop and enrich the minds of our next generation. Tertiary education is also easily accessible, including Macquarie University which is only an easy drive or bus trip away.

Several key employment hubs are only a short trip away – including the University, hospitals, schools and major Business Parks. When it's time to clock off, Turrumurra's thriving community spirit comes alive with an abundance of community groups available for you to immerse yourself in.

# *discover THE LOCAL COMMUNITY*







# suburban living with a TOUCH OF CITY CLASS



*Rich in history, Turrumurra offers the best of both worlds, embracing the past while offering abundant modern facilities for any lifestyle.*

Living in Turrumurra is made easy with a brilliant transport network. The Pacific Highway is the main access road, while buses and trains are the main modes of public transport.

Commuter trains leave for north and south every 15 minutes. Only a short stroll north under a canopy of grand old trees, you will find the train station. Surrounded by a thriving shopping precinct; here you will find an assortment of retail outlets including two supermarkets, banks, fresh produce and the public library.

Spoilt for choice, there are several other shopping precincts within easy reach including Princes Street in East Turrumurra. If you're looking for the ultimate shopping experience, Macquarie Centre, Chatswood Chase and Westfield Chatswood are only a few kilometres away.



# north shore RESIDENTIAL BLISS

Nestled in the tranquil Upper North shore of Sydney, Turramurra is just 17km north of the Sydney CBD.



06 min

walk to train station



12 min

drive to chatswood



12 min

drive to kuringai chase

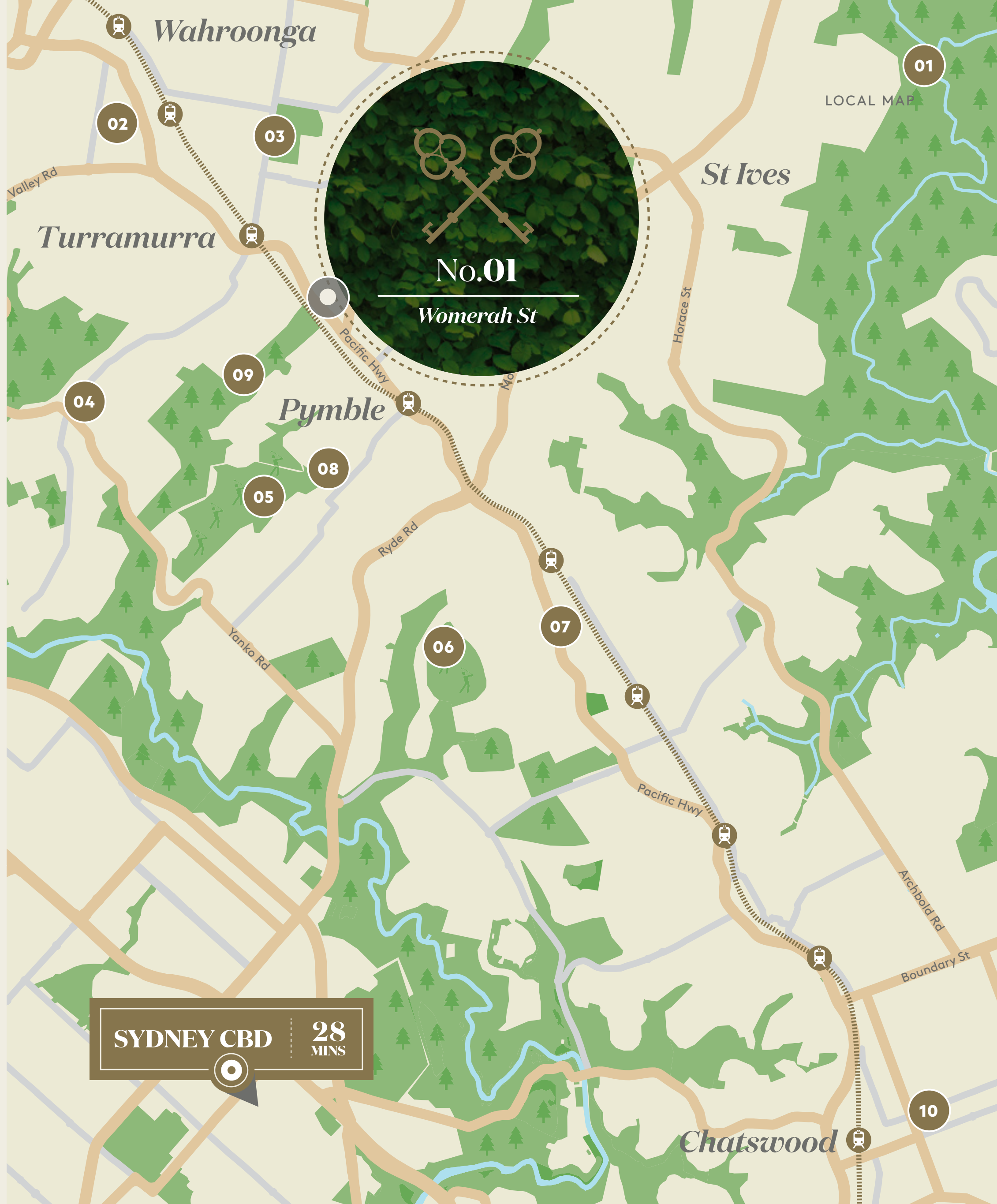


04 min

walk to shops

01. Kuringai Chase National Park; 02. Knox College;  
03. Turramurra Fitness Park; 04. Turramurra Public  
School; 05. Avondale Golf Club; 06. Gordon Golf Club;

07. Ravenswood School for Girls;  
08. Pymble Ladies College; 09. Sheldon Forest;  
10. Chatswood Shopping Centre







KITCHEN

# CONNECTED LIVING

*Functionality brought to life with style. Whether you're a novice chef or someone who loves experimenting in the kitchen, Mirabell has you covered.*



The creative designers have equipped each apartment with all of the conveniences you will ever need to create a stunning five-course menu for your guests.

With rich timber underfoot and streamlined crisp white cabinetry, the kitchen zone flows beautifully from the open plan living and dining area. Simple touches meld together seamlessly to create an inspired space. Along with the glass mirror splashback, you'll find a reconstituted stone benchtop, stainless steel Miele appliances, and high quality timber veneer and polyurethane finishes. Your home should promote comfort and practicality, and Mirabell delivers this so eloquently.



*where*  
**AESTHETICS &  
FUNCTIONALITY**  
**UNITE**



*Cleanse your mind and body in a  
soothing haven of enlightened living.*

As the sun rises and sets, stepping into your bathroom is a brilliant bookend to your day. The calming colour palette is continued, expanding light and replicating nature. In both the light and dark schemes, the neutral toned tiles, magnify space and this same extension is continued up the wall.

Fixtures and fittings are not only on trend, they also embody true quality – promoting convenience, functionality and style. The shower, bath and vanity are all well-considered, while delicate feature tiles, generous storage and layout all play an important role in delivering a bathroom that impresses while serving its true purpose.



BATHROOM



# *framed by* **A LANDSCAPE OF GRANDEUR**

*Imitating the quality and style inside,  
you'll find symmetrical display of flora  
that screens, delights and soothes  
your soul.*

Cleverly designed, the private central courtyard not only impresses visually, but flawlessly accommodates any occasion. Located between the two buildings is a lush communal greenspace. Barbecue entertaining pavilions and ample seating make this space unique. Regardless of the time of day, the spectacular selection of flora inspires, calms and brings a sense of bliss.

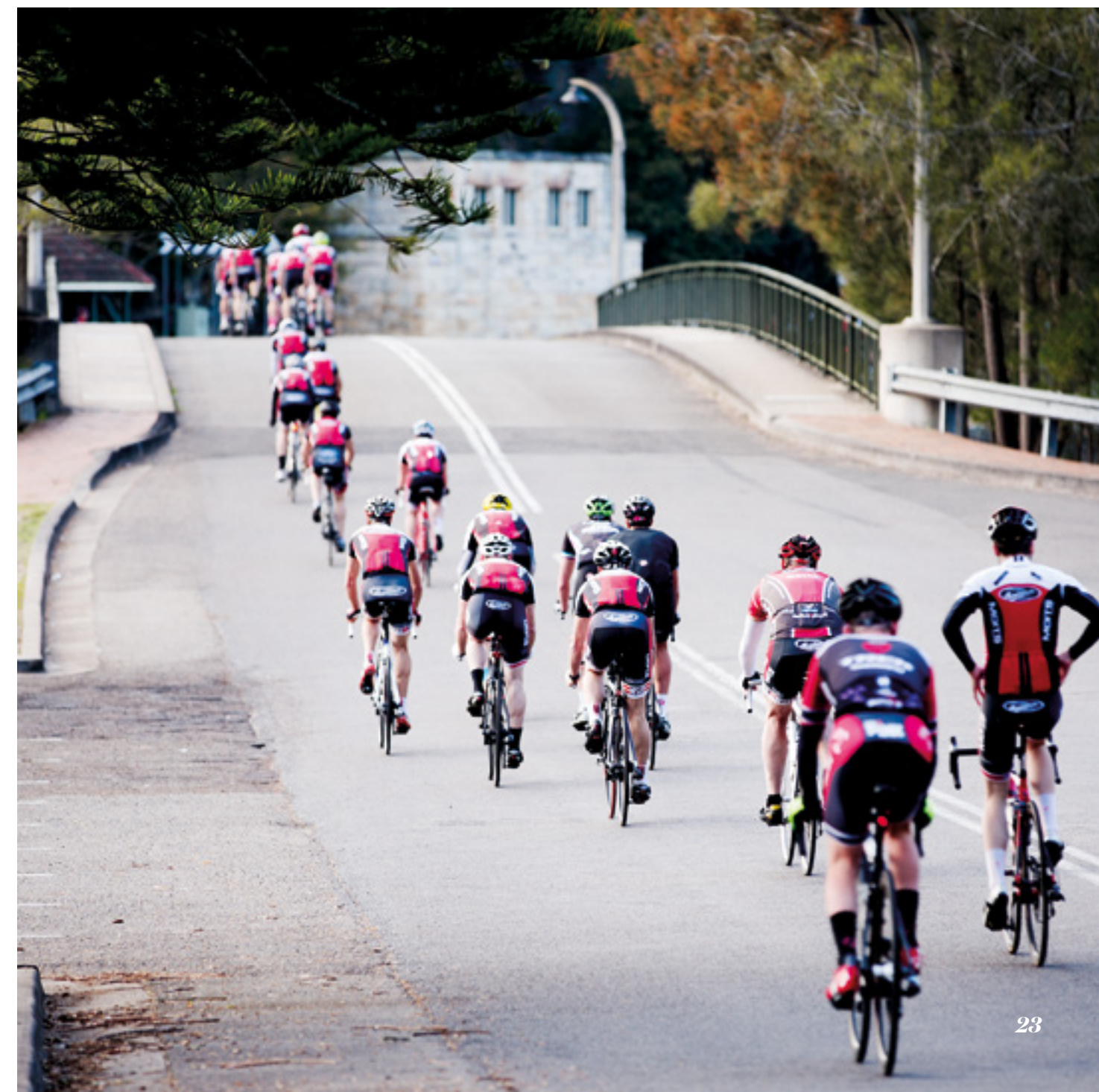


*Mirabell will enchant anyone  
that loves the city, but yearns  
for the lush surroundings of  
the leafy North Shore.*

A full-page photograph of a family in a park. A man in a pink shirt is lifting a young child into the air. A woman in a green dress sits on the grass, looking up at them. The background is filled with lush green trees and grass, with sunlight filtering through the leaves.

# *unveil* A LIFE OF BRILLIANCE





Home to some of the best preserved blue gums and turpentine high forest, nature and residents thrive together in Turrumurra. Whether you relish the quiet life or excel with a jam-packed schedule, there are opportunities abound for a wholesome lifestyle. Nestled into a central location, you will find many great cafés and restaurants within minutes of your doorstep. To get the heart rate pumping, several sporting fields, tennis courts and golf courses are all in the neighbourhood, along with gyms and stunning tree lined running routes. If you love the water, aquatic centres are nearby or a short drive east along Mona Vale Road will take you directly to some of the best beaches on Australia's eastern coastline.





# the CREATIVE TEAM

*Mirabell's innovative design is achieved by the collaboration of visionary minds delivering a sanctuary that impresses, comforts and inspires.*

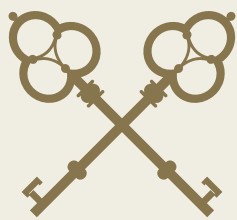


AOYUAN PROPERTY GROUP is a company listed on the main board of the Hong Kong Stock Exchange and is one of China's largest property developers. In recent years, they have experienced significant growth and are on track to meet a new sales record of more than AUD\$4 billion for this calendar year. Their first Australian project is the ultra-luxurious One30 Hyde Park project which is currently being constructed. While the company has their roots in China, they are determined to build their Australian operations with local know how and expertise. They also pride themselves on being able to meticulously deliver projects on time without comprising quality. These are the fundamentals that will underpin all their Australian projects. Mirabell Turramurra is Aoyuan Property Group's third Australian project. After successfully launching and bringing the One30 Hyde Park project to construction, and launching sales for Maison 188 Maroubra, they will now use that ethos on Mirabell Turramurra to ensure it is successfully delivered in line with its aspirations.



PBD ARCHITECTS are a multi-disciplinary Sydney-based practice, known for their portfolio of landmark residential projects. Drawing on knowledge of their talented team, the firm has developed a holistic and rigorous approach to design. An acute understanding of user requirements and an adherence to the highest architectural and aesthetic standards are the key hallmarks of their designer developments.





WOMERAH ST - TURRAMURRA

***1800 196 107***

[mirabellturramurra.com.au](http://mirabellturramurra.com.au)

Aoyuan 