

theFabric

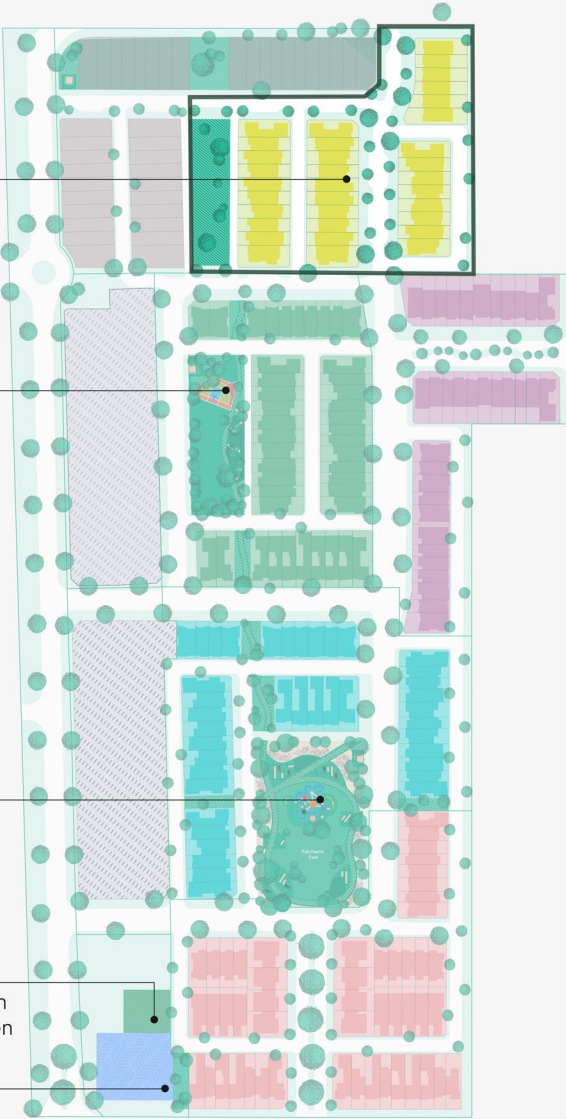
The Suede II



Artist's Impression

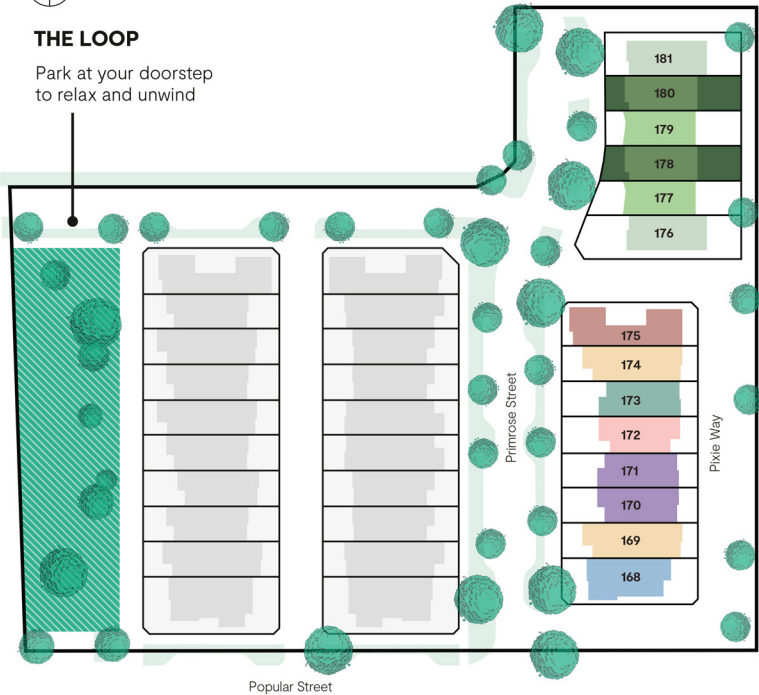
THE FABRIC

- The Loop Exclusive New Release
- The Lawn Park with Half Basketball Court
- 9km to CBD
- Patchwork Park and Adventure Playground
- The Cook's Patch Residents' Kitchen Garden
- Display Suite



THE LOOP

Park at your doorstep to relax and unwind



LIVE LIKE A LOCAL AT THE LOOP

Welcome to The Fabric by Mirvac – a thriving and tight-knit community in Altona North, the hidden gem of Melbourne’s vibrant inner west.

The Fabric has been thoughtfully designed to be a welcoming, walkable community of crafted contemporary townhomes and sustainable design initiatives, with landscaped social, recreational and relaxation spaces to enrich your lifestyle.

The Loop is the exclusive new release at our exciting established community where everything you need is within easy reach, from the city to bayside beaches.

MEET THE SUEDE II

If you work-from-home, have children who go to school, or you are adding to your professional qualifications, The Suede has a large study situated upstairs in a quiet zone between three bedrooms.

Downstairs is where all the action is with a spacious living area and courtyard providing lots of space to have fun.

- | | |
|-------------------|---------------------|
| The Angora Corner | The Suede Corner II |
| The Liberty III | The Suede Family II |
| The Motif V | The Suede II |
| The Paisley | The Zephyr |
| The Scarlet II | Future Residential |

THE SUEDE II FLOORPLAN

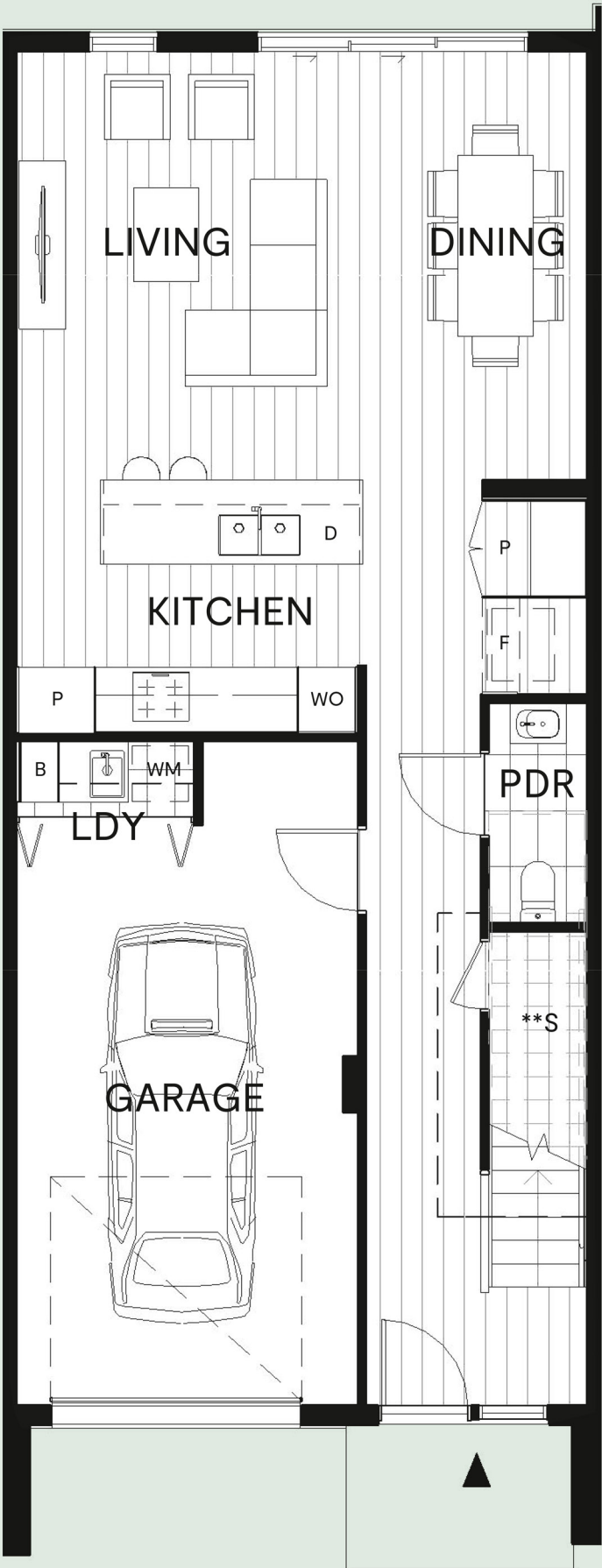
Lot 178, 180 | Primrose Street

3 2 1 1

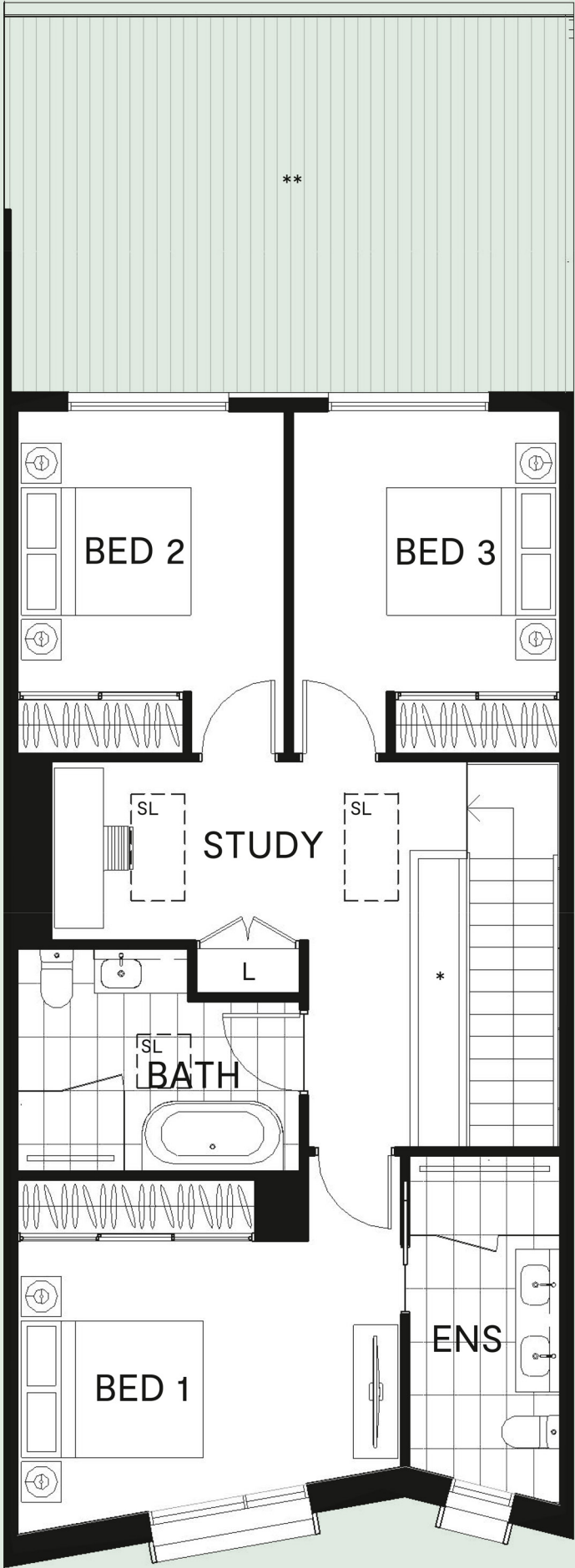
| | |
|--------------|-------------------|
| Ground Floor | 69m ² |
| First Floor | 80m ² |
| Garage | 27m ² |
| Total Area | 176m ² |

| | |
|-----------------------------|----------------------|
| * Void | WO Wall Oven |
| ** Non-Trafficable Roof | BLY Balcony |
| **S Low Head Height Storage | F Fridge Space |
| B Broom | MW Microwave Space |
| D Dishwasher | S Store |
| L Linen | SV Service Cupboard |
| P Pantry | WM Laundry App Space |
| SL Skylight | |

GROUND FLOOR

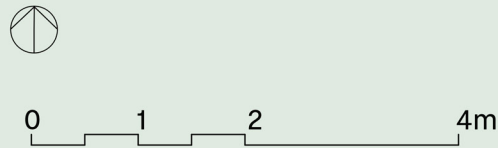


FIRST FLOOR



HIGHLIGHTS

- 3 upstairs bedrooms all with built-in robes
- Large ensuite with double vanity off the luxurious master suite
- Big study area upstairs (with family room option)
- Spacious separate living and dining areas downstairs with handy powder room
- Attractive courtyard off the living area
- Central kitchen island bench for homework supervision, or chats while cooking
- Handy under stair storage
- Generous family bathroom upstairs with bathtub
- Beautiful finishes and fittings with a selection of colour palettes
- Solar panels as standard so you can enjoy full electric 7-star natHERS living



thefabric.mirvac.com

Disclaimer: 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 system, services or bulkheads necessary for services. Dimensions, areas and scale of floor plans are approximate only. Areas subject to change in accordance with the provisions of the contract. Area includes balcony and/or terrace where applicable. It excludes associated parking and external storage areas. 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. Bed sizes shown are indicative only and not guaranteed. All graphics, including design and extent of tile/paver/carpet areas, landscaping, balustrades, sun shading devices, 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. 30 July 2025.

