



THE Crescent COLLECTION

BY SIENNA HOMES



Artist impression



Life on the Lane

SMITHS LANE, CLYDE NORTH

Live well at Smiths Lane, Clyde North
— where family life, convenience,
and community come together.

Smiths Lane is a vibrant, master planned community in Clyde North, designed for modern living with green open spaces and everyday convenience. Surrounded by parks, walking trails and future community amenities, it offers a family-friendly lifestyle with easy access to schools, shopping, public transport and major road connections. It's a connected, welcoming neighbourhood designed to grow with its residents.



Good design is not a luxury

This is the ethos behind every townhome we design and build. Each home design is functional, comfortable and without compromise.

We ensure your home comes complete with flexible spaces, loads of natural light and plenty of storage space so you can enjoy your home now and into the future.

Our design promise extends to ensure you receive the highest quality fixtures and fittings from our architectural facades to our timeless interiors.

Over the journey we have won over a dozen industry awards for our designs, our build quality, affordability and our people. We invite you to take a look for yourself. You won't be disappointed.



Images shown are not of design for sale.

Award winning townhome builder



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Masterplan



This masterplan was prepared on July 2026 for the information of prospective purchasers only and is subject to change. Construction of the Local Town Centre and Future Primary School may be ongoing at time of settlement of your lot. 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 takes precedence in all instances. 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. 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. Mirvac does not give any warranty or make any representations, expressed or implied about the completeness or accuracy of any information in this document or provided in connection with it. This document is not binding on Mirvac and is not intended to be relied upon. Mirvac expressly disclaims any and all liability relating to, or resulting from, the use of, or reliance on, any information contained in this document by any persons. Prepared as at July 2026.

Contemporary living in harmony with nature

Discover a limited collection of fourteen exquisite double-storey residences nestled in the sought-after Smiths Lane community.

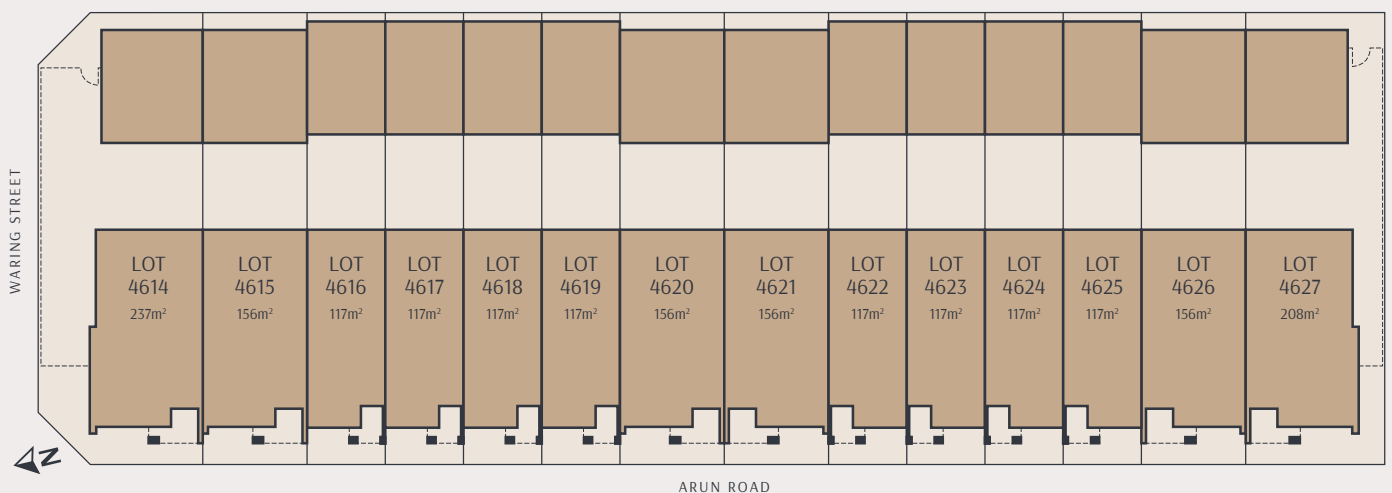
Enjoy a home that works as hard as you do. Parker brings together generous bedrooms, open living zones, and smart storage solutions, all complemented by a rear-loaded garage. It's a layout built for simplicity, comfort, and effortless day-to-day living.

These distinctive residences offer the perfect balance of sophisticated design and everyday livability, creating a sanctuary you'll be proud to call home.



Artist impression

Site Plan



Home Plans

The Parker 4.5

Lots 4616 – 4619 & 4622 – 4625



Area: 14.2sq



Ground Floor



First Floor

The Parker 6.0

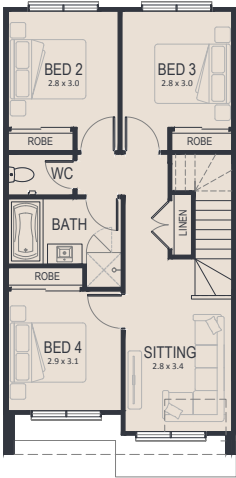
Lot 4615, 4620, 4621 & 4626



Area: 18.8sq



Ground Floor



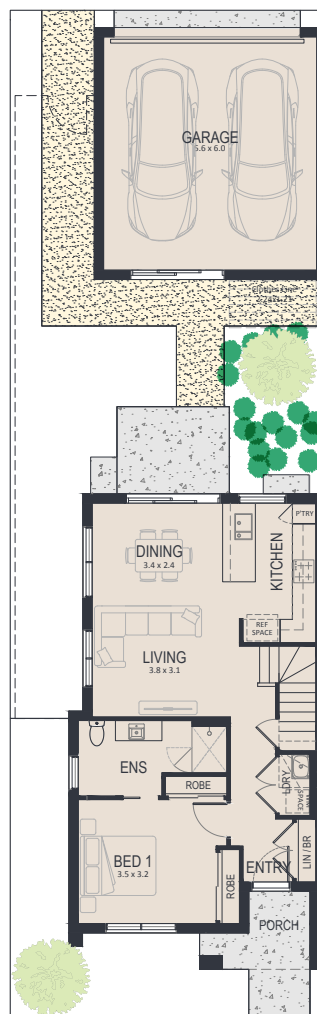
First Floor

The Parker Corner

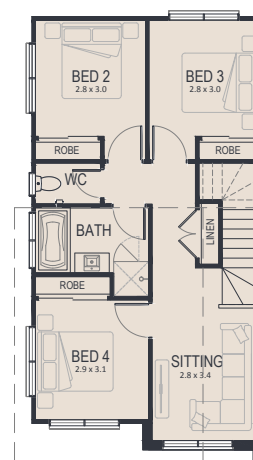
Lots 4614 & 4627



Area: 19.1sq



Ground Floor



First Floor



We offer high-quality inclusions with a great range of upgrade options to suit your lifestyle.

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Buying a new home can feel complex and, at times, overwhelming. How do you compare like for like, and more importantly, how do you avoid a "lemon"?

We're proud to offer more than just the basics. It starts with thoughtful design that makes the most of space and natural light. We also keep things efficient behind the scenes, helping to keep costs down. Most importantly, we include a great range of quality inclusions.

This guide gives you a snapshot of what's included in your new home, along with the range of upgrade options available. We use trusted brands such as Daikin, Colorbond, Polytec and Caroma.

This isn't a full list, but your New Home Consultant will be more than happy to walk you through everything in detail.



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The team at Daikin are air conditioning specialists who design and engineer smart technologies to maximise customer comfort. As global leaders in the industry, they're continually refining their expertise to deliver world-leading solutions in performance, quality, and reliability.

FISHER & PAYKEL

Since 1934, Fisher & Paykel have been designing technology that enriches and improves people's lives. By challenging conventional appliance design these world-first technologies have changed the way we live forever.

CAROMA

Caroma, an iconic Australian brand, leads in designing stylish, water-efficient bathroom fixtures and fittings, merging functionality with sustainability..



Colorbond Australia, a trusted brand in the building industry, offers high-quality, durable, and versatile steel products known for their weather-resistant properties and vibrant finishes.

polytec

Polytec is an Australian decorative surfaces brand, best known for its contemporary laminates and palettes, offering modern and sustainable solutions for cabinetry and joinery.

alder

Alder Tapware combines style and functionality, offering a diverse range of high-quality, tapware and bathroom accessories, crafted for the modern Australian home.



Innova Fibre Cement is a premium Australian brand offering fibre cement building products. It's known for its durable, termite-resistant, and weather-resistant cladding, lining, and flooring.

Internal Colour Schemes

Urban



Upgrades shown

KITCHEN & LIVING AREAS

Zero stone benchtops
Mink Grey (ES)

Laminate cabinetry
Oyster Grey Matt

Ceramic wall tile
Café Cool Grey

Timber laminate flooring
Old Oak Grey Brushed

Carpet flooring
Haven Delta Twist
Shingle 010

BATHROOMS & LAUNDRY

Laminate benchtops
Concrete Fabrini Matt

Laminate cabinetry
Maison Oak Matt

Ceramic wall tile
Regina Matt Grey

Low sheen paint
Wattyl Powder White

Ceramic tile flooring
Regina Matt Grey

Scandi



Upgrades shown

KITCHEN & LIVING AREAS

Zero stone benchtops
White Burst (ES)

Laminate cabinetry
Blossom White Matt

Ceramic wall tile
White Matt

Timber laminate flooring
Classic White Oak

Carpet flooring
Haven Delta Twist
Mercury Storm 008

BATHROOMS & LAUNDRY

Laminate benchtops
Argento Stone Matt

Laminate cabinetry
Natural Oak Matt

Ceramic wall tile
Regina Matt White

Low sheen paint
Wattyl Powder White

Ceramic tile flooring
Regina Matt White

Classic



Upgrades shown

KITCHEN & LIVING AREAS

Zero stone benchtops
White Burst (ES)

Laminate cabinetry
Titanium Matt

Ceramic wall tile
White Matt

Timber laminate flooring
Old Oak Grey Brushed

Carpet flooring
Haven Delta Twist
Steel Magnet 005

BATHROOMS & LAUNDRY

Laminate benchtops
Temple Stone Matt

Laminate cabinetry
Classic White Matt

Ceramic wall tile
Regina Matt Grey

Low sheen paint
Wattyl Powder White

Ceramic tile flooring
Regina Matt Grey

Chalet



Upgrades shown

KITCHEN & LIVING AREAS

Zero stone benchtops
Savannah (E)

Laminate cabinetry
Greige Matt

Ceramic wall tile
City Edge Vanilla Matt

Timber laminate flooring
Ginger Oak

Carpet flooring
Haven Delta Twist
Aged Stone 003

BATHROOMS & LAUNDRY

Laminate benchtops
Greige Matt

Laminate cabinetry
Nataio Walnut Wood Matt

Ceramic wall tile
Como Matt White

Low sheen paint
Wattyl Powder White

Ceramic tile flooring
Como Matt White

Inclusions

Site Costs

- Fixed Earthworks costs including removal of excess spoil to Building area.
- Builder to connect to fresh water & underground power provided by the Developer within the Lot boundary. The Client is responsible for connection, account fees & service usage costs during construction. Includes 2No water taps - 1No adjacent to water meter in front yard & 1No on wall attached to the House as per construction drawings. The Water meter will be located directly in line with existing water tapping & at a distance into the front yard as installed by the Developer & Water Authority requirements.
- Underground Power - THREE PHASE. Note: The Connection to Three Phase Power is subject to suitable infrastructure & capacity being available to ALL Lots within the Development. Should this not be the case then a Single Phase power connection will be provided.
- Fibre Optics provisions including conduit lead in to nominated external wall location, conduit lead in from external wall location to internal garage wall (with drawstring) & 1No double power point. All Conduit works are within the property boundary, no allowance has been made for any works to Fibre Infrastructure outside of the property boundary. Connection to the NBN is the responsibility of the client to arrange via their Internet Service Provider.
- 3rd Pipe Recycled Water Connection including Meter with Front Tap, 1No rear yard external tap, plumbing to all WC's & 1No (optional) Laundry outlet.
- Fixed Price Engineer designed Concrete Foundations.
- Temporary fencing to the Project Building Site, including any required Tree Protection fencing.
- Termite Protection to all Slab Penetrations & the perimeter of the Dwelling (excl Garage openings) Note: Regular inspections remain the responsibility of the owner.
- Home Owners Warranty Insurance, Contract Works Insurance & Public Liability Insurance.
- Building Permit application & fees (if Sienna preferred Independent Building Surveyor is chosen).

Energy Efficiency

- 7 Star Passive Energy Rating Assessment & Report.
- Whole of Home Energy Rating with a minimum score of 60/150 as per NCC Building Regulations for Energy Efficiency.
- Insulation Batts to all House External Walls, including Garage/House Internal Wall, excluding Garage external walls, & Roof Space above all House Internal Rooms, excluding Garage ceiling.
- Minimum 2.0kW Solar PV System with Non-Hybrid Inverter. Note: System capacity is nominal only & is subject to availability of panels & inverter at the time of installation. Sienna Homes reserves the right to alter details of the Solar PV system as necessary. Feed in Tariffs are not guaranteed & are subject to confirmation by the Electricity Distributer at the time of issuing system compliance. The value of any Feed in Tariffs & any ongoing service fees & charges are to be determined by the Clients Energy Provider based on the relevant energy plan chosen after handover.

External General

- Fixed external colour schemes prepared by our professional Interior Designer.
- Combination of Masonry cladding, Acrylic Render, Cement sheet cladding with painted finish or Timber appearance cladding. (design specific refer to drawings & colour schedules).

Roofing

- Colorbond Cappings, Flashings, Fascia, Quad Gutter, Rainheads & rectangular downpipes.
- Colorbond Metal Roofing including Sarking.

Windows, Sliding Doors & Insulation

- Powder coated Aluminium Double Clear Glazed Awning Windows (excluding entry door sidelights). Including keyed locks to all openable windows.
- Powder coated Aluminium Double Clear Glazed 2100mm high Sliding Doors with keyed locks. Note: Sliding Doors to Garages (if applicable) to be Single Glazed.
- Flyscreens to all openable windows - Aluminium framed with aluminium mesh.

- Roller Blockout Blinds to Living Area windows & sliding doors, Bedrooms & Wet Area windows. Excludes Entry sidelights, Sliding Doors to Garages, Splashback windows & Stair void windows. Installation to be reveal mounted wherever possible, however will be at the discretion of the supplier/installer subject to design constraints.

External Doors

- Hume XLR700 Front Entry Door with Painted Finish & Clear Glazed Insert installed in Aluminium Frame - 2040mm high x 920mm wide.
- Gainsborough Bela Entrance Lever Lockset with Single Cylinder keyed lock to all External Doors. Refer to Colour Documents for Colour & Finish.

Garage

- Sectional Front Garage door with Colorbond finish - Flatline or Similar profile.
- Remote motorised front Garage Door Opener with 2No Key Fobs & 1No Wall Button.
- Powder coated Aluminium Single Clear Glazed 2100mm high Sliding Door with keyed locks to the rear of the Garage.

Plaster & Painting

- 75mm Cove Cornice to all internal rooms, including Garage.
- Premium 2 coat wall & 2 coat ceiling paint system.

Internal General

- Choice of Fixed Internal Colour schemes prepared by our professional Interior Designer.
- 2590mm ceiling height (nominal) to Single Storey.
- 2590mm ceiling height (nominal) to Main Living level of Double Story, 2440mm ceiling height (nominal) to other level.
- 2440mm ceiling height (nominal) to Detached Garage.
- Hume Flush panel internal passage doors - 2040mm high.
- Vinyl Sliding robe doors - 2100mm high.
- Linen with 4No fixed shelves (product specific).
- Robes white melamine finish 1No fixed shelf & single chrome hanging rod.

- Gainsborough Contractor 700 Series internal hinged passage door lever handles - Lianna.
- 65mm x 18mm Square Profile MDF Architraves & Skirtings (Tiled Skirtings to Wet Areas).
- Wall tiles to wet areas (refer drawings for extent).
- Laminate Floating Flooring (with perimeter beading) selected from the Category 1 range to Entry, Ground Floor Hallway, Kitchen, Dining & Living (refer drawings for extent).
- Floor Tiles to Wet Areas (refer drawings for extent).
- Carpet to balance of floor areas (refer drawings for extent).
- Staircase with MDF Closed Stringers, Treads & Risers with Carpet finish, Timber Wall rail with painted finish & plaster lined dwarf wall balustrade with painted shadowline capping.

Kitchen & Laundry

- Fisher & Paykel OB60SC7LEB1 600mm Multifunction Electric Oven.
- Fisher & Paykel CI604CTPB1 600mm 4 Zone Electric Induction Cooktop.
- Haier HPH60ILX2 500mm Stainless Steel Undermount Rangehood (ducted to outside air).
- Fisher & Paykel DW60FC1B2 600mm Dishwasher in Dark Finish.
- Franke Planar PZX260R12-SB 1 & 1/3 Bowl Undermount Sink to the Kitchen. Note: Sink handing to include Small bowl located adjacent to the Dishwasher Space.
- Alder Soho Kitchen sink mixer - Chrome.
- Zero Crystalline Silica Engineered Stone Benchtops with 40mm Edge to the Kitchen.
- Laminated finish Kitchen Base & Overhead cupboard doors/panels. Base Cabinet Handles from the Category 1 range, Overhang Fingerpulls to Overheads. Soft close door & drawer hardware.
- Wall tiles to the Kitchen splashback (refer drawings for extent).
- Laminate base cabinet, approx 750mm wide with 35lt Stainless Steel Inset trough to the Laundry, including extended benchtop with underbench washing machine space & approx 400mm high Tiled splashback above. Note: Only applicable to designs with sufficient Laundry space, compact designs to include Combination Steel Cabinet & Trough.
- Alder Classico sink mixer to Laundry trough & mini washing machine stops - Chrome.

Bathrooms

- Clark Square 400 Vanity Basins - White.
- Vitreous China Toilet Suite with soft close acrylic seat - White.
- Stylus Maxton acrylic bath in tiled hob (refer drawings for size) - White OR Stylus Origin 1500mm Back to Wall Freestanding Corner Bath. Bath style & size is design specific, refer to drawings.
- Alder Soho Basin mixers, wall bath mixer w/- straight outlet & shower mixers.
- Alder Designer Shower Rail w/- HS305 Hand Shower (98535) to Showers.
- Alder Wish Bathroom Accessories including Toilet Roll Holders, Double Towel Rails OR Robe Hooks to Showers & Towel Holder to Powder Rooms. Note: Robe Hooks to be provided if insufficient wall space is available for installation of Towel rail.
- Zero Crystalline Silica Engineered Stone Benchtops to Wet Area Vanity Units. 20mm thick square edge to Inset Basins, Apron front to Semi-recessed Basins. Refer Drawings for Basin type.
- Laminate finish cupboard doors & panels to Vanity Units.
- Polished edge mirrors above vanities.
- Tiled showerbases with approx 1950mm high clear glazed semi-framed showerscreen & semi frameless pivot door (Silver Trims). Excludes Bathroom on designs with Shower over Bathtub.

Electrical, Heating & Cooling

- Provide Daikin 2MXF70TVMA 7.0kw Multi Lite outdoor condenser servicing one Daikin 5.0kw indoor head unit to the Main Living area, & one 2.0kw indoor head unit to the Master Bedroom. The position of the Indoor Head Unit & External Condenser are to be determined by the Builder & the Builders Installer in accordance with the Manufacturers recommendations & structural limitations.
- Rinnai FEPH wall mounted Electric Panel Heaters in White enamel finish with Digital Thermostat & WiFi Connectivity to Bedrooms & Secondary Living areas. Panel Heaters excluded from Rooms where Split System A/C unit is specified in lieu.
- All-in-one Electric Heat Pump Hot Water Service with Storage Tank.
- LED Downlights throughout all House Internal rooms & External Ceilings.

- Internal Electrical Switchboard - located in Garage for designs with attached Garages, or Front Entry of designs with a detached Garage.
- LED 1200mm Blade Batten Light to the Garage.
- 2No Recessed Wall Step Lights to the Stairwell.
- Double ParaFlood Light with Motion Sensor to Rear Yard (if applicable).
- Up/Down Light with integrated Sensor to Garage, adjacent to Garage Door - Rear Loaded Designs only.
- Double Power points throughout, with Single Power points to Fridge, Dishwasher & Microwave Spaces, Panel Heaters & Garage Door Motor.
- 2No Free to Air Television points - Main Living & Bedroom 1.
- Free to air television Antenna connected to television points (Note: Client responsible for signal booster due to location if required).
- 1No Cat 6 Data Point.
- Hardwired Smoke Detectors.
- Ceiling exhaust fans to Bathroom & Ensuite, ducted externally. Other wet areas, including Laundry to include exhaust fan if no other external ventilation source such as a window or door is available.

Landscaping

- Garden Beds with native grasses/shrubs & organic mulch.
- Kikuyu Instant Turf to Lawn areas including subsoil drip irrigation & tap timer.
- Stone Toppings (Tuscan or Similar) to pathways, side yard areas & beneath Clothesline - Subject to House & Lot configuration - Refer Detail Drawings.
- Charcoal colour through concrete paving to Driveway, Porch & Alfresco/Rear Landing.
- Concrete Vehicle Crossover between Laneway & Title Boundary - Rear Loaded Designs only.
- Fold Down Clothesline.
- Letterbox - Milkcan Outdoor Products "Austin Parcel Pillar" including numerals.
- House Numerals to Garage on Rear Loaded Designs.
- Powdercoated Blade Style Front Boundary Feature Fencing (excluding Pedestrian Gate) - up to 1200mm High
- Timber Paling Fencing approx 1800mm high (to Developers Guidelines) to side & rear boundaries, including Wing return fences if applicable. Includes 1No hinged Pedestrian Gate to Wing return if applicable. (Refer drawings for extent).

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Contact

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