

# HOLLINGTON QUARTER



MERRIFIELD	4
HOLLINGTON QUARTER	16
THE HOMES	26
LOCAL AREA & LIFESTYLE	56
TEAM	66





# MERRIFIELD



Merrifield Skate Park

# TRUE NORTH



Summit Park Merrifield.

*Over the last 15 years, Merrifield has grown to become one of Melbourne's most revered communities.*

As Victoria's largest masterplanned mixed-use community, 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 at your doorstep.

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.

## *A place to belong*

Vibrant and energetic, Merrifield has been carefully designed so residents can make the most of how they live, work and play.

The many curated parks and walking trails make Merrifield a genuinely picturesque environment, encouraging wellbeing through exercise and outdoor activity.

With a number of leading businesses operating locally, Merrifield is also a place of prosperity. Already host to more than 1,500 local jobs, employment opportunities will only grow in the future, with expansion plans seeing many more businesses based in Merrifield over the coming years.



Merrifield Panthers Mural.



Merrifield Recreation Reserve.

## *A superior location*

At Merrifield, you're perfectly connected. Major road networks, such as the Hume Highway, are at your doorstep, meaning everything is within easy reach, including the Melbourne CBD and Airport. The newly completed Aitken Boulevard also provides swift access to a variety of shopping and lifestyle amenity in Craigieburn.

Public transport is within close proximity, with the local bus stopping right outside Hollington Quarter. Should you wish to take a train into the city, Craigieburn station is mere minutes away, or if you prefer, a V-Line train service can be boarded at Donnybrook Station, which is a short drive east.

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.

At the heart of Merrifield is Hollington Quarter, a short walk from Merrifield City, the central shopping village at Merrifield. Already home to a full line Coles and Chemist Warehouse, Merrifield City 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.



*Positioned directly across the road from Hollington Quarter, Merrifield City is the retail heart of Merrifield and offers easy access for your daily conveniences.*

# READY-MADE LIVING



# LOCAL AMENITIES

## RETAIL & AMENITIES

- Merrifield**
- Merrifield City Shopping Centre
  - BP
  - M-Square Shopping Village
  - KFC
- Craigieburn & surrounds**
- Craigieburn Central
  - Highlands Shopping Centre
  - Marnong Estate

## EDUCATION

- Merrifield**
- Green Leaves Childcare
  - Kool Kidz Childcare and Kindergarten
  - Gaayip-Yagila Primary School
  - Holy Cross Primary School
  - Mickleham Secondary College
  - Yubup Primary School

## **Craigieburn & surrounds**

- Hume Global Learning Centre
- Craigieburn Library
- Kolbe Catholic College

## HEALTH & WELLBEING

- Merrifield**
- Mickleham North Community Centre
  - Genesis Gym
  - Jetts Gym
  - Flex 24/7 Gym
  - Paul Sadler Swimland
  - JUMP! Swim School

## **Craigieburn & surrounds**

- Craigieburn Community Hospital
- Splash Aqua Park and Leisure Centre

## TRANSPORT

- Merrifield**
- PTV 525 bus service 
- Craigieburn & surrounds**
- Craigieburn Train Station
  - Donnybrook Train Station

## SPORTS & RECREATION

- Merrifield**
- Merrifield Recreation Reserve

## **Craigieburn & surrounds**

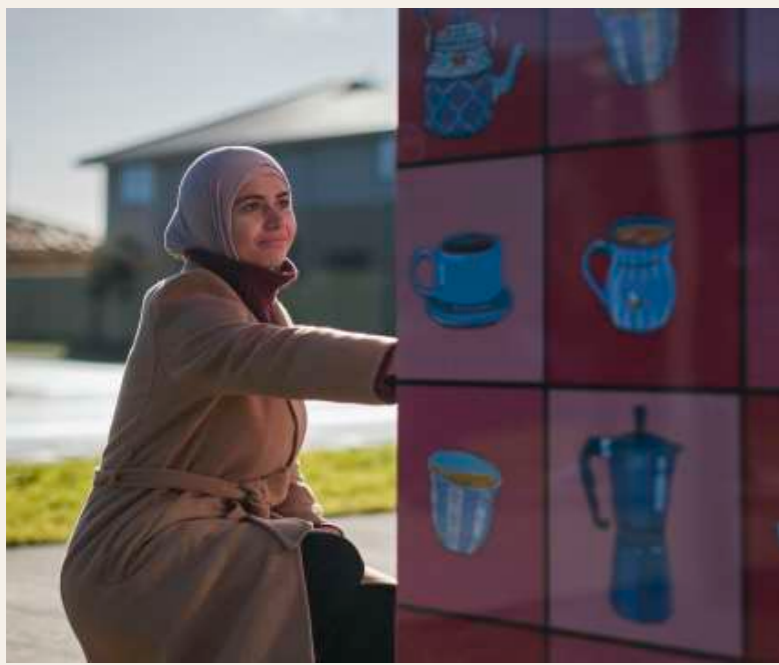
- Hume Tennis and Community Centre
- Craigieburn Sports Stadium
- Craigieburn Public Golf Course
- Mandalay Golf Course

## PARKS & OPEN SPACE

- Merrifield**
- Pinnacle Park
  - Foundation Park
  - Ace Reserve
  - Discovery Park
  - Summit Park
  - Belmore Park
  - Mt Ridley Nature Conservation Reserve

## **Craigieburn & surrounds**

- Craigieburn Gardens
- Highgate Reserve
- Highlands Lake Reserve
- Mickleham Farmstead Heritage Park
- Kalkallo Creek Conservation Reserve
- Merri Creek



Electrical kiosk project.

Merrifield's proud and inclusive community is the cornerstone of why people love living here. With a strong and growing population, Merrifield is a place where you can always feel connected.

Whether it's joining the local sporting association, the Merrifield Panthers, or participating in local cultural events, there's endless opportunities to embrace the community at Merrifield.

# A PROUD AND LOYAL COMMUNITY



Merrifield Panthers.



## YOUR NEW HQ

*Hollington Quarter is a new way to live at Merrifield. A masterplanned townhouse precinct comprised of exceptional homes and beautifully curated streetscapes, with everything you need in close proximity.*

Working closely with esteemed builder, Simonds, and respected landscape designer, MDG, Developer, MAB, has crafted a range of high quality, low maintenance homes that combine flexible, open-plan layouts with stunning curated yards.

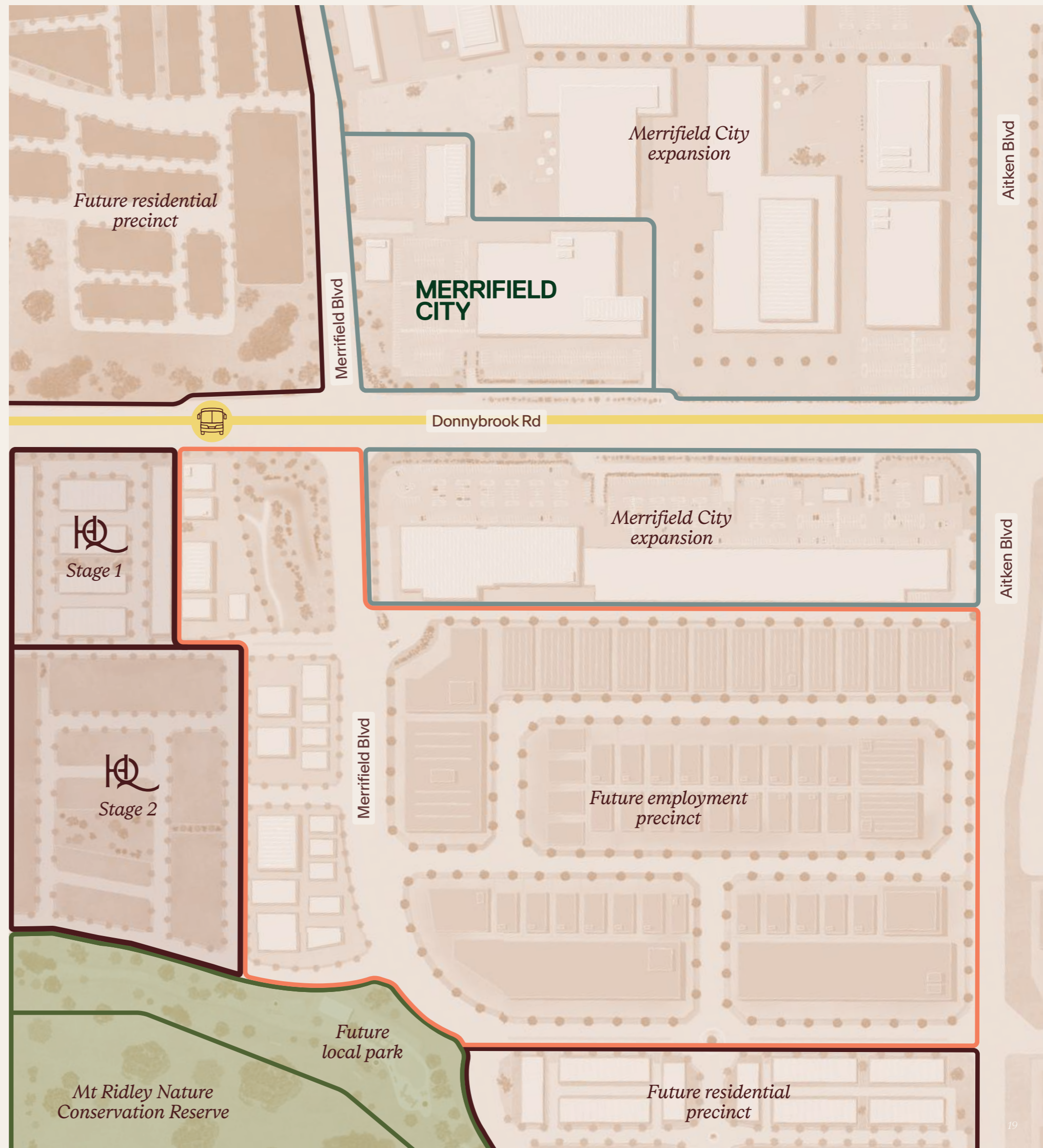


Featuring a range of two, three and four bedroom residences, both single and double storey, with either front or rear garages, Hollington Quarter has a home to suit everyone's life stage.

Whether you're a first time buyer, a growing family, or even a downsizer, Hollington Quarter has the perfect home for you.

# HOLLINGTON QUARTER

# A NEW MERRIFIELD



Hollington Quarter represents a new frontier for townhome living in Merrifield.

Beautiful townhouse neighbourhoods designed around lush streetscapes and parks, all within easy walking distance of an abundance of amenity.

With the next stage of Merrifield City shopping centre poised to be developed, along with its new dining and lifestyle precincts, and neighbouring sporting facilities, you will have instant access to everything you need.



# YOUR NEW NEIGHBOURHOOD

The Hollington Quarter masterplan has been designed to foster an active, welcoming community, where neighbours become life-long friends, children play freely in the streets and the village atmosphere is ever-present.

Wrapped around a verdant linear park, the neighbourhood prioritises lush, green environments, promoting activity and wellbeing. Curated streetscapes are alive with beautiful gum trees and crepe myrtles, providing year round green surroundings.



## THE EASE OF TOWNHOUSE LIVING

Townhouse living has a number of advantages, making it an excellent choice for your first, next or even last home.

One of the key benefits is the exceptional value for money. The homes at Hollington Quarter offer all the space you need, with up to four bedrooms, large living and dining space and a lock up garage. Beautifully landscaped front and rear yards with lush plantings, quality exposed aggregate driveway, fencing, solar panels and even a letterbox are also included. That's in addition to a quality interior specification that includes luxury finishes, stainless steel appliances, heating and cooling, and window blinds.

The townhouses at Hollington Quarter will be 100% move-in-ready. Just bring your furniture and belongings and you're all set.



Artist Impression.

*A neighbourhood shaped  
by modern lifestyles.*



# THE HOMES



Artist impression.





Artist impression.

## THE ARCHITECTURE

Expertly designed by Simonds and tailored specifically for Hollington Quarter, these homes are both modern and refined. Striking facades, high quality materials and a restrained colour palette combined with vivid landscaping, sees these homes present as a class above.

### *Robust yet beautiful*

The homes at Hollington Quarter prioritise durable facade materials to ensure your home is not only easy to maintain, but will also stand the test of time. The high quality facade designs also project a sense of sophistication, displaying classic lines and a timeless aesthetic.

### *Bright spaces*

A key focus of the Simonds design is to maximise glazing volume throughout the home to ensure all spaces are light-filled and welcoming. Plus, being 7-star energy rated, you can be assured your home will be comfortable and efficient all year round.







Image shows optional timber staircase. Artist impression.

*Interiors defined by clever use of space and enduring materials.*



Artist Impression.



Artist Impression.

## THE INTERIORS

Thoughtfully designed to be both beautiful and functional, the interiors at Hollington Quarter have been created to meet the demands of today's busy lifestyles.

### *Considered materials*

Hollington Quarter showcases an impressive interior specification, highlighting the premium nature of these homes. Rather than being influenced by fads or trends, which can often date over time, internal spaces utilise timeless material selections to project an air of refinement and elegance.

Reconstituted stone and high quality laminate are also extremely durable, ensuring that the interiors remain looking their best for many years into the future.





*Sophisticated design,  
effortless living.*



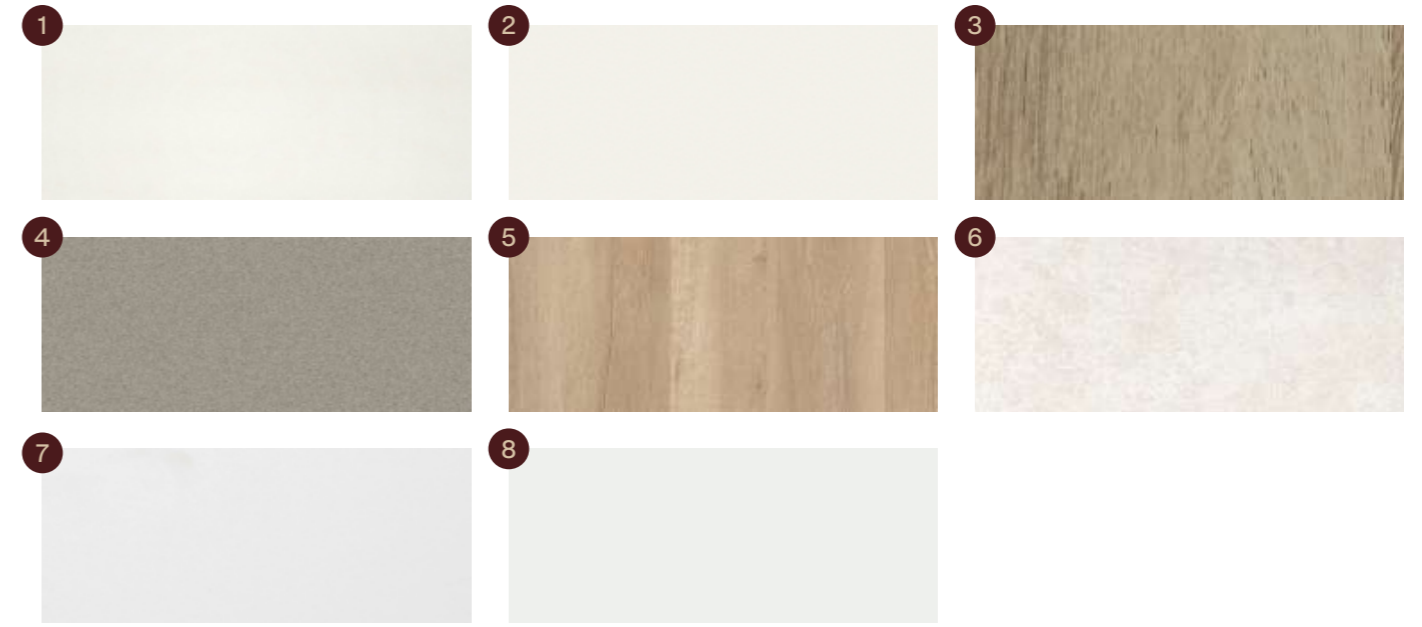




# HAVEN

- 1 Caesarstone Benchtops
- 2 Base Cabinetry
- 3 Overhead and Base Cabinetry
- 4 Carpet
- 5 Main Flooring
- 6 Floor Tiles
- 7 Splashback Tiles
- 8 Internal Paint

*Balanced with lighter tones throughout, the Haven palette is classic and understated.*



Artist impression.

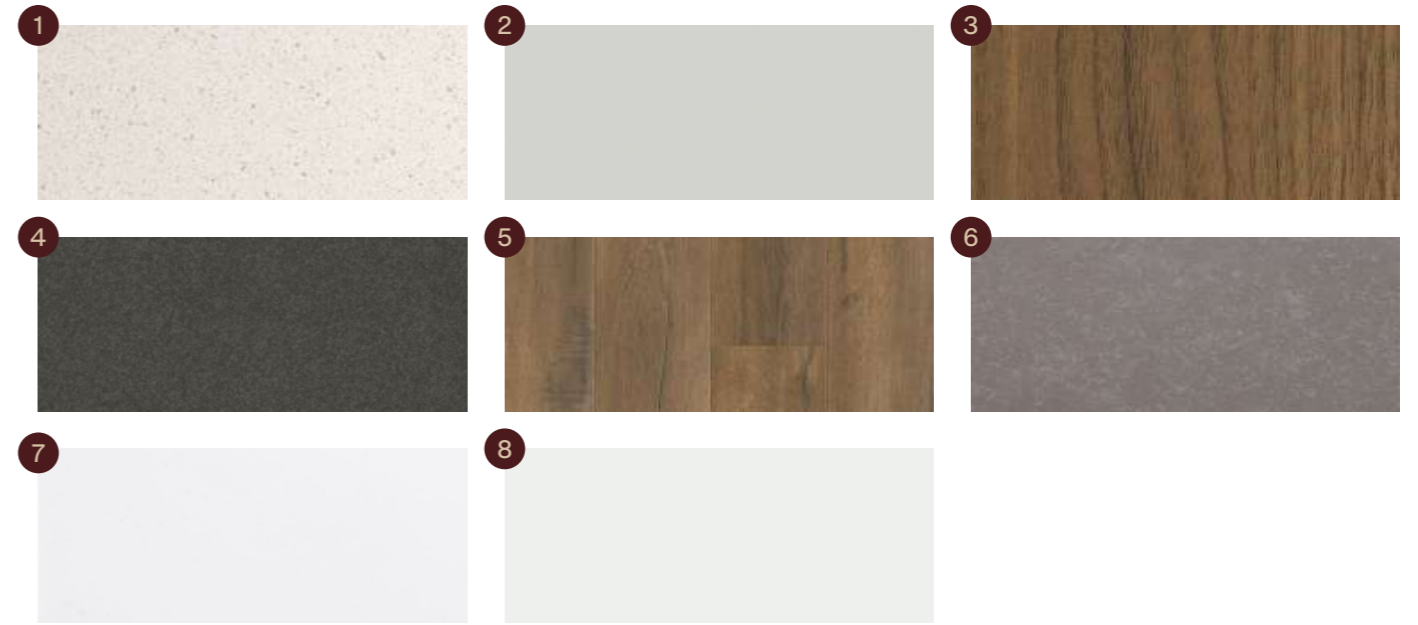


Artist impression.

# UMBER

*With darker timbers and warmer tones, the UMBER palette has been created to create a more moody ambiance.*

- 1 Caesarstone Benchtops
- 2 Base Cabinetry
- 3 Overhead and Base Cabinetry
- 4 Carpet
- 5 Main Flooring
- 6 Floor Tiles
- 7 Splashback Tiles
- 8 Internal Paint



Artist impression.



Artist impression.



Artist impression.

## THE LANDSCAPES

The Hollington Quarter landscape is a defining feature of the masterplan. Large gum trees line Rossmoyne Circuit providing shade in summer while also ensuring streetscapes are lush and beautiful. Laneways too are planted between driveways, ensuring green elements are ever visible.

This curated landscape extends into the front and rear yards of each home, with MDG working tirelessly to create verdant green spaces for all homes.

## *Low maintenance outdoor living*

A beautiful garden doesn't always mean lots of upkeep. The townhouse yards at Hollington Quarter have been specifically designed to offer leafy surroundings year round with very little maintenance. Displaying predominantly evergreen shrubs, trees and ground cover, the yards are designed for enjoyment.

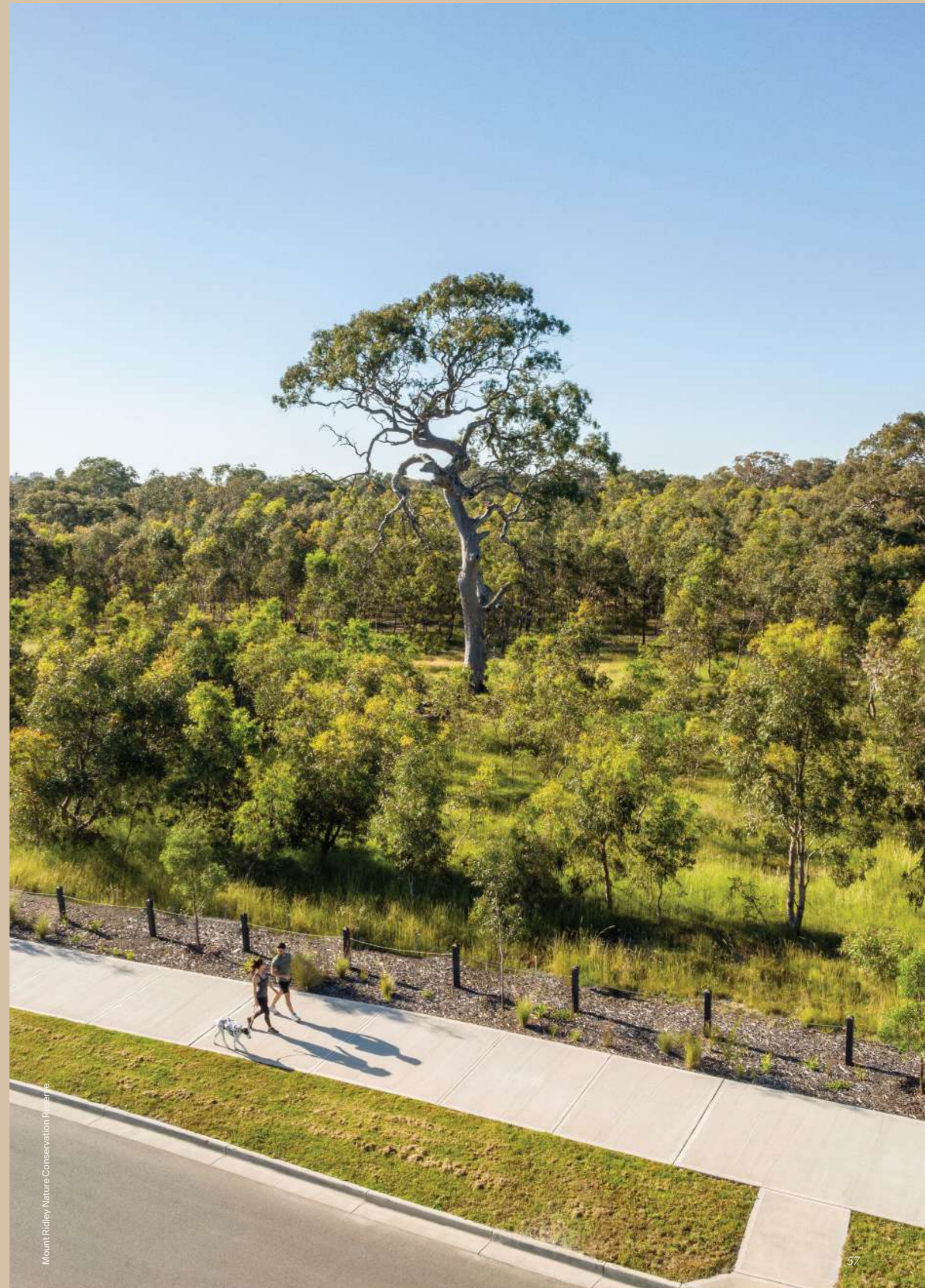
## *Community reserve*

Hollington Quarter's linear reserve is a community green space designed for lazy picnics, shady relaxation and neighbourly interaction. Large trees, shrubs, hardy plantings and a significant grassed area will see this space be a welcoming environment year round.





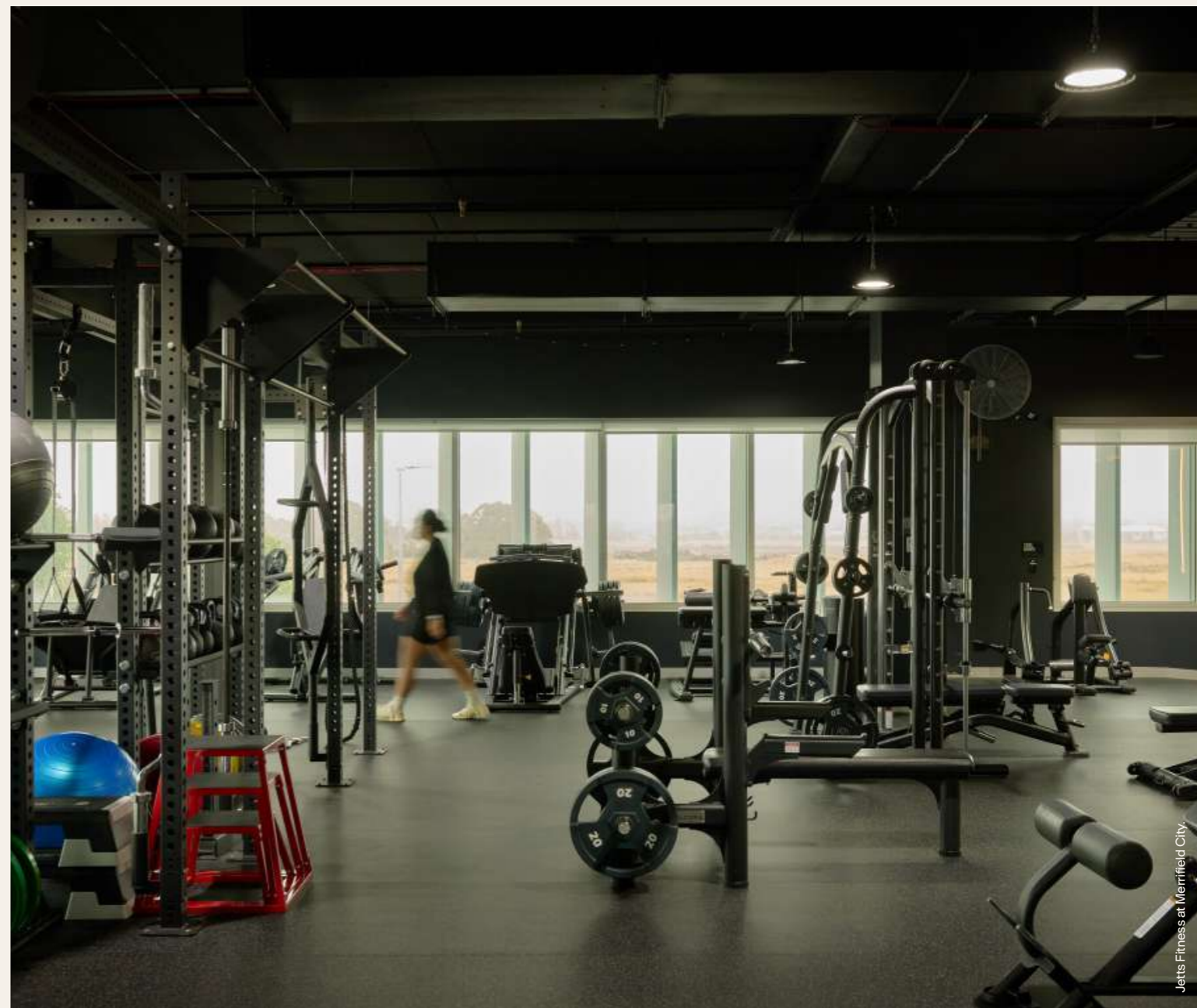
# LOCAL AREA & LIFESTYLE



Mount Ridley Nature Conservation Reserve.



Merrifield City Shopping Centre.



Jettis Fitness at Merrifield City.



Local 525 Bus Service.





Craigieburn Public Golf Course.

*Craigieburn today  
shines as a major  
urban centre*



Hume Global Learning Centre and Library.



Footbridge crossing Malcolm Creek, Craigieburn.



Craigleburn Train Station



Splash Aqua Park and Leisure Centre



United Cinemas Craigleburn



Craigleburn Central



TEAM

*Merrifield is a joint venture between MAB and Gibson Property Corporation.*

Established in 1995, MAB has a rich legacy of delivering exceptional development from grassroots communities to iconic city skylines and thriving commercial and industrial projects.

Founded by Michael and Andrew Buxton, MAB has shaped places of enduring value - transforming skylines, creating connected communities, delivering bustling business parks with a legacy grounded in originality, excellence and trust.

MAB's developments reflect a commitment to delivering on promises and creating a lasting impact. As MAB looks to the future, we remain dedicated to forging meaningful partnerships and creating places that enrich lives, support enterprise, and contribute to the fabric of Australia's cities and regions.

With a legacy built on strong partnerships with government, landowners, acclaimed local architects and the community, MAB is one of Australia's leading property developers, synonymous with quality, integrity and design excellence.

Gibson Property Corporation is a leading property development company known for delivering high quality residential, commercial and mixed-use developments.

**\$6B+**

*Projects completed*

**\$17B+**

*Projects under development and future pipeline*

**\$260M+**

*Investment properties under management*



The Anchorage, Port Melbourne, Completed 1996.



Preston Crossing.



Left to right: Co-Founders Andrew Buxton and Michael Buxton AM.



Academy North Melbourne.

**BUILT ON VISION.  
DEFINED BY IMPACT.**

Developed by **MAB** | **GPC**

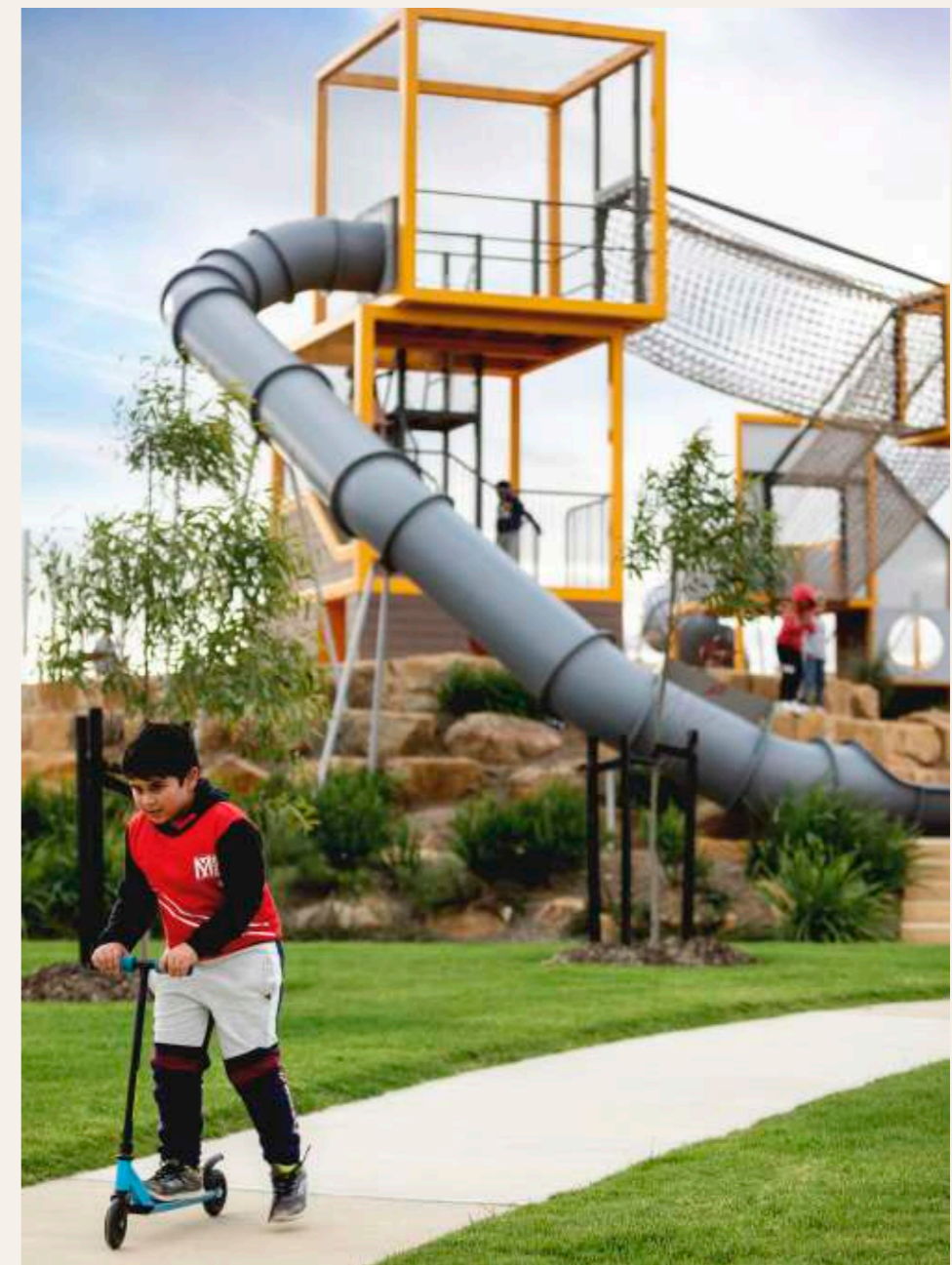
## ABOUT SIMONDS

Simonds has been shaping how Australia lives since 1949, delivering thoughtfully designed, quality-built homes for every stage of life.

With a proud legacy spanning over 75 years, Simonds continues to lead the way in creating spaces where families can thrive - blending innovative design, practical living, and trusted craftsmanship across communities in Victoria, Queensland, and South Australia.



Artist Impression.



## ABOUT MDG

For over 30 years MDG has shaped the landscape, delivering site-responsive and highly successful design outcomes that have improved the liveability of Melbourne and surrounds.

MDG brings enthusiasm, skill and creative design solutions to every project, and always strives for an appropriate balance between the environment and the end user. MDG's work ranges across various scales and sectors, aiming at crafting highly functional and imaginative spaces.

MDG is a carbon-neutral business and is audited annually. Using 100% green power, MDG undertakes ongoing reviews of processes and materials used, and offset all carbon produced. MDG focuses on the continual reduction of its carbon footprint and overall impact on the environment.

The information, images and artist's impressions used in this brochure are indicative only and have been prepared solely for promotional purposes. Some of the information has been provided by Simonds and customers should confirm all details with them prior to entering into a Contract of Sale. The information contained herein has been prepared in good faith and with due care. This brochure was completed prior to completion of the design and construction of the project, therefore development details, specifications and timing are subject to change. We do not warrant the accuracy of information contained in this brochure and do not accept any liability for any error or discrepancy or negligence or otherwise in the information. (c) Copyright Merrifield Corporation Pty Ltd (ACN 111 110 813) and Ascotown Pastoral Company Pty Ltd (ACN 116 959 365).

# HOLLINGTON QUARTER

Merrifield