

SINGER

RESIDENTIAL

presents

AURORA



6-8 DURBAR AVENUE, KIRRAWEE

Project Marketing Team

Singer Residential

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Welcome to “Aurora”, Kirrawee’s newest residential development.

Eight luxury 2 and 3 bedroom townhouses showcasing a unique design and versatile layouts have just been released in the heart of one of the Sutherland Shire’s most sought after suburbs, Kirrawee. These stylish north-facing properties offer high end finishes and state of the art fixtures in a beautifully leafy setting, just minutes to everyday conveniences such as transport and shops. Certain to set the benchmark in contemporary, low maintenance living, this development presents a wonderful opportunity for the astute investor or first home buyer.



Up to 5 year building warranty.

10% deposit with no more to pay until settlement.

First home buyer’s grants apply | No stamp duty | Tax Rebates

Disclaimer: Information provided is believed to be accurate as at the date of printing, no responsibility is taken for any errors or omissions, It is your responsibility to obtain independent, professional advice as special grants are subject to terms and conditions and changes may apply.

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KIRRAWEE

Kirrawee is located in the Sutherland Shire, just 25 kilometres south of Sydney's central business district. Offering the perfect blend of commercial and residential areas, South Kirrawee which extends from the train line in the north to the Royal National Park in the south, features many stunning homes with beautiful bush outlooks and community minded streets. North Kirrawee is predominantly a commercial/industrial zone containing small to medium sized factories housing a myriad of local businesses.

KIRRAWEE COMMERCIAL

Oak Road shopping village is adjacent to Kirrawee train station, both of which are located in the geographical centre of the suburb and are serviced by a 159 space carpark. The village consists of a number of restaurants, cafes, and boutique shops as well as local conveniences such as a dentist and law firm. Kirrawee is also home to the recently completed South Village development which houses both residential and commercial property including Aldi and Coles as well as an expansive park and playground.

AROUND KIRRAWEE

School and Education

- Kirrawee Public School
- Kirrawee High School
- Pre-schools and childcare centres

Transport

- Kirrawee train station
- Bus services

Shopping

- Kirrawee Shopping Village
- Gymea Shopping Village
- South Village
- Westfield Miranda



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PROPERTY INCLUSIONS & FEATURES

KITCHEN

- Reconstituted Quartz benchtops and splashback
- Natural Oak cabinets
- Brushed nickel sink
- Stainless steel fixtures and fittings
- Miele oven, cooktop and rangehood
- Semi-integrated Miele dishwasher

BATHROOM

- Wall hung vanity basin
- Mirrored joinery
- Frameless glass shower screens
- Chrome plated tapware, fixtures and fittings
- Feature tile walls in all bathrooms

LAUNDRY

- Laundry unit with integrated tub and cabinet

LIVING ROOM AND BEDROOMS

- Painted plasterboard
- Square set ceilings throughout
- Carpet in all bedrooms and upstairs living area
- Timber flooring throughout living and dining areas
- Built-in wardrobes, shelving, drawers, hanging rails in all bedrooms

ENVIRONMENTAL EXTRAS

- Gas boosted hot water system
- LED low wattage downlights
- Split system, reverse cycle air conditioning



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SAMPLE FLOOR PLANS



6-8 DURBAR AVENUE, KIRRAWEE

Unit 1

Bedroom 3
Study 1
Bathroom 3
Car Space 2

Unit	Basement	External Area	Internal Area	Total
1	45 sqm	41 sqm	116 sqm	202 sqm

Scale 1:100 @A3

Note: Balconies and external area vary throughout Unit Types. Unit(s) specified refer to internal layout only. Balcony size and type are to be clarified by agent. All information and images are intended as a general introduction to the project only, and do not form an offer, guarantee or contract. All individual unit specifications are to be provided during contract of sale.



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Unit 4

Bedroom 2
Study 1
Bathroom 1.5
Car Space 2

Unit	Basement	External Area	Internal Area	Total
4	37 sqm	61 sqm	79 sqm	177 sqm

Scale 1:100 @A3

Note: Balconies and external area vary throughout Unit Types. Unit(s) specified refer to internal layout only. Balcony size and type are to be clarified by agent. All information and images are intended as a general introduction to the project only, and do not form an offer, guarantee or contract. All individual unit specifications are to be provided during contract of sale.

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ABOUT THE DEVELOPERS

Working in conjunction with their trusted partners, MBC Property pride themselves on providing exceptional collaborative outcomes and world class developments via a transparent communication process, resulting in unrivalled client and supplier relationships.

With an extensive background in small to medium size residential projects, MBC Property offers customised end-to-end solutions that underpin every stage of the development process. The experienced team of professionals have perfected the land acquisition and development process resulting in a fully

integrated and streamlined purchasing and building experience for the customer.

With their strong commitment to both quality and community, MBC Property's projects are assured of meeting the highest standards of design and functionality while remaining sympathetic to the local environment in which they are situated.



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ABOUT THE AGENT

In conjunction with his wife Trisha Shorten, real estate professional Joshua Singer, launched Singer Residential into the Sutherland Shire in 2018. With offices now across the Sutherland Shire, St George and Canterbury/Bankstown areas, Joshua attributes the business' growth to the fresh, dynamic and innovative approach he and his dedicated team of professionals apply to their everyday interactions with clients.

Offering solutions across residential property sales, property management, and project marketing, Singer Residential has a solid reputation for delivering exceptional results. The team pride themselves on identifying a client's specific needs and finding creative ways to support them through the process of buying, selling, investing and leasing property.

With an unwavering commitment to the values of family, community, and generosity, Singer Residential believe that much of their success can be attributed to a strong local community focus and their passion for exceptional customer service.

Joshua Singer

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AURORA

Close to Sydney's central business district in Kirawee, one of Sutherland Shire's most sought-after suburbs, sits Aurora – a stunning new development created by MBC Property.

With exquisite attention to detail and modern amenities to delight even the most fastidious of buyers, Aurora is sure to suit everyone from owner/occupier to investor.

To find out how you can own a slice of this stylish complex, contact the Project Marketing Team today.



Project Marketing Team

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