TOWNHOUSES

MIŌ

GOOGONG

A home of your own.

‘Mio’ - Italian
British English: mine /ma’n/ pronoun
Mine means belonging to me.

The latest landmark collaboration between some of Canberra's most prolific housing creators. DNA, have crafted a selection of homes that are equally as bespoke in feel, as they are softly spoken in design.

MIO delivers townhouse residences with a difference, where each block has been meticulously designed for a variety of buyer types. Varied roof pitches allow for high ceiling heights, varied exterior materials provide an individual touch to each block, and high levels of finish ensure MIO will be as impressive on the inside as it is on the outside. This is Mio Googong.



ARTIST IMPRESSION

Everything about MIO is generous: the residence, the shared landscaped communal area and the access to light and views.

DNA Architects have planned MIO to generate a sense of community and provide flexible lifestyle options. Choose from three or four bedroom terrace houses, many with double frontages, or opt for a 2 bedroom townhouse with the rarity of side by side double or triple garaging.. Separation between the buildings in the precinct maximises light, integrates privacy and minimises noise. MIO sits proudly at the very gateway to Googong, ensuring excellent (and quick) access in and out.

Mio is a future proofed, sustainable development with fibre to the home, shared electric vehicle charging stations, recycled grey water to toilets & gardens & an innovative solar share system site wide.



ARTIST IMPRESSION

Meticulously planned and landscaped common areas, to create both a sense of privacy, and a way to interact with your neighbourhood.

Thoughtfully designed with lush gardens, winding paths, and seating areas, they foster a sense of community and connection with nature. Residents can unwind, socialize, and enjoy the outdoors, creating a vibrant and inviting neighborhood hub.

MIO thoughtfully embraces the concept of becoming a ‘Googonian’, encouraging all MIO residents to venture outside, mingle, and soak up all the benefits of this beautiful community.



ARTIST IMPRESSION



ARTIST IMPRESSION

Interiors by Canberra's own award winning LB Design Studio.

It's what's on the inside that counts.

"Bringing a residential interior design approach to a development is essential. It helps to bring a sense of home to the residences whilst still creating a canvas that buyers can make their own. The key to a good residential project is to create a space that stands alone and feels welcoming even before the owners have made it their home."

Louise Forsyth. Pricipal Designer — LB Design Studio

LB Design Studio is a Canberra-based design studio with a decade's worth of industry experience, specializing in residential, commercial, and hospitality spaces. Their detail-oriented approach and extensive knowledge result in a highly regarded and award-winning range of designs that optimize functionality.





The beating heart of every home.

Interiors by Canberra's own award winning LB Design Studio ensures your kitchen at MIO is designed for function and style, with plenty of room to move, clever joinery and sleek engineered stone benchtops.

With high ceilings, tall windows and generous living areas, your new home gives you space to move and breathe.

The materiality for Mio drew inspiration from the local surrounds and the exterior architecture. Soft earthy tones are inspired by the local landscape and textures are influenced by the naturally occurring materials found in the Googong area. Small elements of the interior finishes reflect the exterior materials to provide a cohesive design where the inside speaks to the outside.



ARTIST IMPRESSION

ARTIST IMPRESSION

A modern sanctuary

The contemporary new bathroom is a sanctuary of modern indulgence, a serene escape from the hectic world. Clean lines and minimalist design create a sense of spaciousness, promoting tranquility and relaxation.
A carefully selected gentle colour palette combined with natural materials soothe the senses and add a touch of warmth and luxury. Ample storage ensures an uncluttered retreat. Floor to ceiling tiling adds the finishing touch and yet another layer of quality.

MIO Bathroom - Artist Impression



MIO Ensuite - Artist Impression



Sleep tight.

Spacious bedrooms, ample storage, study nooks, walk in robes, ensuites, high ceilings. There's little more needed to ensure the place you rest your head at night is as functional as it is cozy.



ARTIST IMPRESSION

A focus on sustainability.
A modern approach to home.

This is Mio. Future thinking.









Googong's green credentials have been recognised by the Green Building Council of Australia, with the nation's first 5-Star Green Star Communities rating. The town has incorporated state-of-the-art Smart Cities technologies such as digital-enabled waste and facilities management systems, infrastructure for electric cars, public Wi-Fi, lighting and environmental monitoring systems to reduce the town's carbon footprint, and more.

An integrated water cycle management system reduces potable water use by about 60 per cent and recycles more than half of the town's waste water for irrigation and toilet flushing. Plus, every home is built to exceed the required sustainability standards.

- 'Solshare' by Allume Energy
  An innovative system to share solar energy across the site (subject to energy provider approval)
- Googong's green credentials have been recognised by the Green Building Council of Australia, with the nation's first 5-Star Green Star Communities rating
- Instantaneous electric hot water system
- WFH with confidence. Fibre to the premises (FTTP) connection offering high speed internet.
- Double glazed aluminium framed windows & sliding doors
- Recycled grey water to toilets & gardens
- Shared EV charging stations
- Minimum EER of 6 stars

Common ground.
MIO responds magnificently to the spirit of Googong, with its emphasis on shared open space.

2 BEDROOM

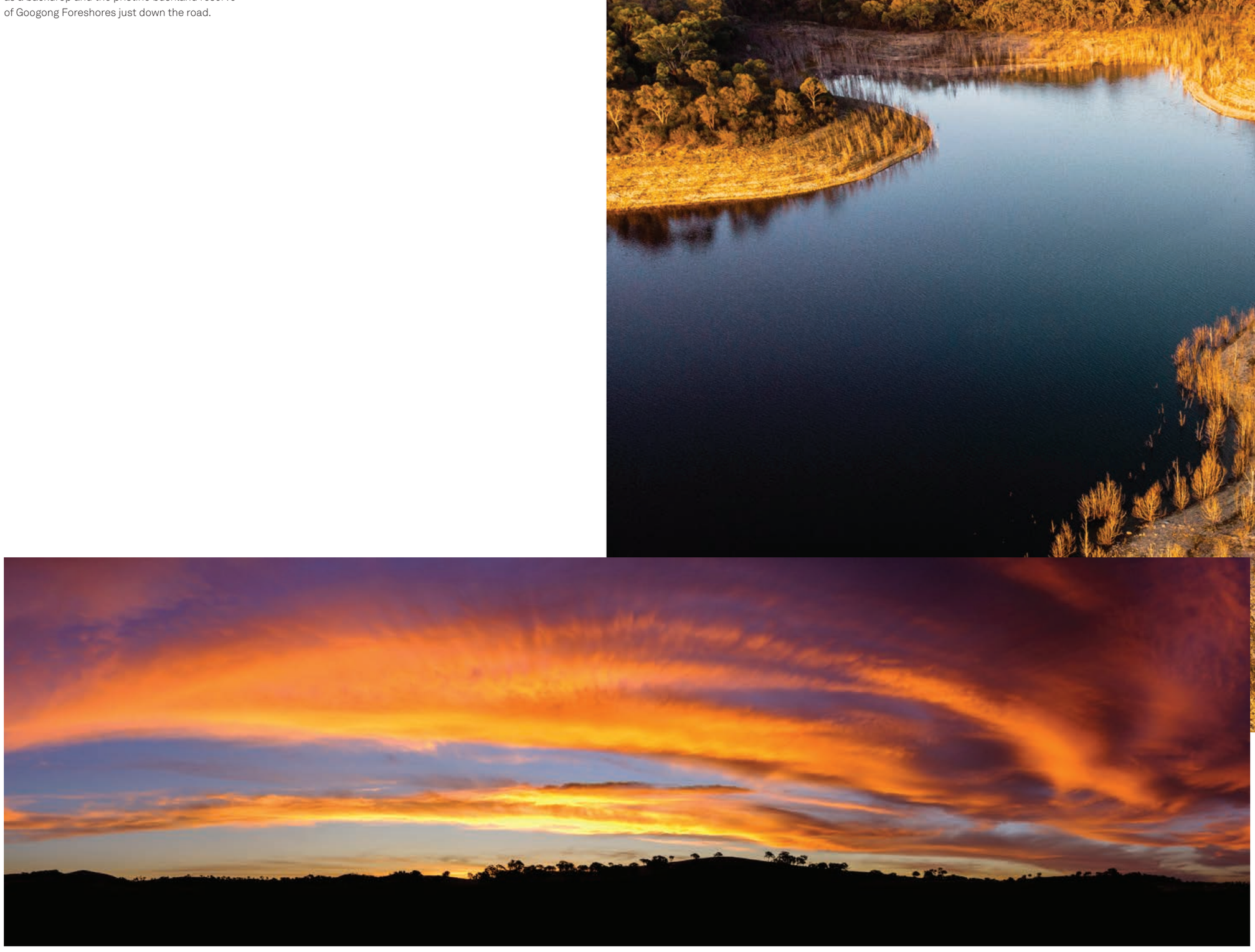
3 BEDROOM

4 BEDROOM



At Googong, more than 23 per cent of the township's area is dedicated to open space. It's the same at MIO. The townhouses are arranged around an expansive private communal area. This beautifully landscaped space has cleverly designed public and private places where you can retreat and relax, or meet friends and neighbours, while pedestrian linkages connect to Googong Central's commercial precinct and to the local recreation parks.

Live closer to nature, with the Molonglo Ranges as a backdrop and the pristine bushland reserve of Googong Foreshores just down the road.



MIŌ

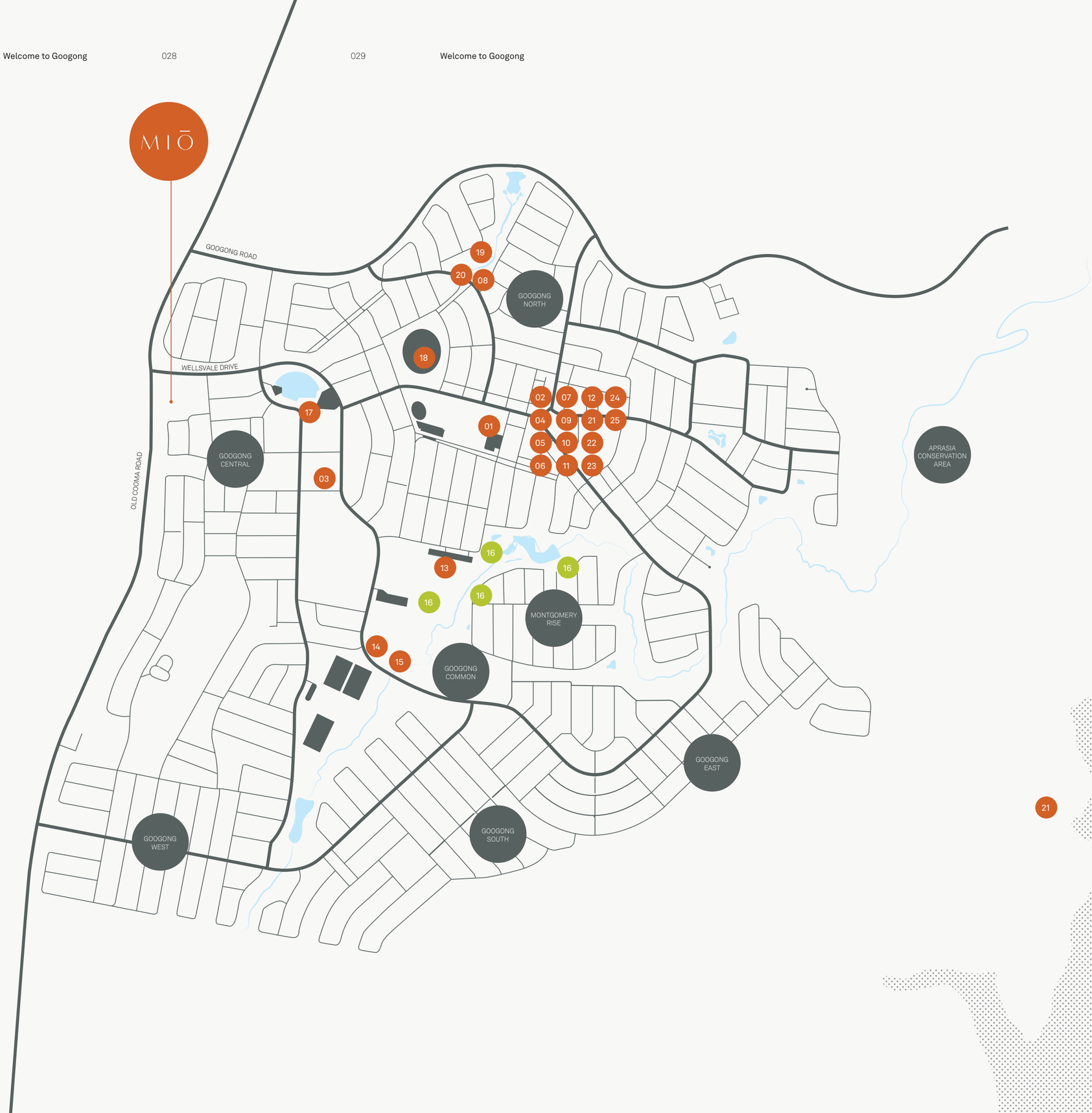
Hume
Canberra CBD
Jerrabomberra
Canberra Airport
Queanbeyan
Future Town Centre
Future High School
Anglican School
Googong Shops
Googong Primary School
Googong Dam

So much on offer, and much closer than you think. In fact travelling times from Googong to the various locations around Canberra are shorter than from some outer suburbs.

It's less than half an hour to Parliament House, the city centre or Woden, 20 minutes to Tuggeranong and the Canberra Airport. A 10 minute drive gets you to Queanbeyan.

Estimated Travel Times

Queanbeyan	10 Minutes
Jerrabomberra	8 Minutes
Fyshwick	16 Minutes
Canberra Airport	20 Minutes
Woden	25 Minutes
Tuggeranong	22 Minutes
Canberra City	25 Minutes
Batemans Bay	1 hour 55 minutes
Thredbo	2 hours 25 minutes



Education

01 The Anglican School Googong
02 Googong Public Primary School
03 Googong Public Secondary School (future)
04 Our Place Early Learning Googong

Food & Beverage

05 Gorman & Co
06 Domino's
07 Moker Bean Cafe
08 The Bangkok Bean

Retail

09 Cannons IGA
10 Club Lime Gym
11 Brush at Googong - Hair
12 Liquor & Co.

Outdoor

13 Googong Netball Courts
14 Googong Skatepark
15 Googong Basketball Court
16 Googong Fitness Loop
17 Bunyip Playground
18 Rockley Oval
19 Club Googong Tennis Courts
20 Aqua Tots Swim School
21 Googong Dam

Health

22 Googong Family Practice
23 Googong Dental
24 Googong Discount Pharmacy
25 Googong Veterinary Clinic

The Future looks bright.

MIO is ideally located opposite the future Googong town centre, putting all life's essentials on your doorstep.

Imagine walking to the supermarket, or stepping out for a coffee or even dinner just down the road. At MIO, you'll be where the action is, with every facility within easy reach. As the town develops, Googong Central will provide a Manuka-sized shopping precinct with shops, eating places, two major supermarkets, a library, community centre and more. There will be a public secondary school, an indoor sports centre, a community garden, playing fields and tennis courts.

Whether you're starting out in life, building a better lifestyle for your family or looking to down-size, this super-convenient location makes MIO a great choice. From the beginning Googong has been envisaged as a place where you know your neighbours, where kids can run free and where outdoor living comes naturally. It's a lifestyle in the best Australian tradition, but with every modern convenience.

Moker Bean Café





Canons IGA

Cannons IGA

Gorman & Co





Googong Sports Fields

Right here, right now.

Just a few minutes' drive from MIO, the Googong North Village Centre offers everything you need, with shops, childcare and even a pub.

The village centre in Googong's first neighbourhood is just 750m from MIO. Here you'll find an IGA supermarket, liquor store, the local pub, café, hair salon, beautician, Domino's Pizza, Club Lime gym, a discount pharmacy, medical and dental services and even a vet.

Childcare is available in the village centre, with Our Place Early Learning caring for children from birth to school age. Googong's Anglican School (currently Early Learning to Year 10) will be joined in 2023 by a public primary school, with a public secondary school in Googong Central to come.

Googong gives you plenty of reasons to get out and about. Two sports fields are already hosting cricket, Aussie Rules and soccer games. There are dog parks, eight local playgrounds, tennis and netball courts and more than 15km of walking and bike paths. Club Googong offers a 25m heated indoor pool, kids' splash deck and swim school.

Gorman & Co



Club Lime



A team with exceptional pedrigree

DNA, Base, & Milin. Proven with years of successful collarborations, together creating some of Canberra's (and Googong's) most liveable & memorable small communities

Developer

Base Developments is a highly experienced Canberra-based property development firm who prioritise creating value and enjoyment for their buyers. Base is proud to be developing the region we live in.

Their work is outcome-focused, with a conscious approach to best practice to ensure we deliver functional, aesthetically pleasing developments built to withstand the test of time.

Builder

Milin Builders is Canberra's most trusted builder of first-class townhouse and highrise living. Milin is second to none when it comes to quality and finish. The company has built more than 5000 dwellings with pride and care over the past three decades and has been recognised for their high standard of work through multiple awards from the Master Builders Association.



Elody - Denman Prospect

Architect

DNA Architects are Design Driven & People Focused. DNA Architects has been designing residential, commercial, interior and retail projects, of all sizes since 2001, with a strong commitment to fostering regionally based architectural values and environmentally sustainable design principles.

Interiors

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AVIA - Googong



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