



the vista

TOWNHOME COLLECTION II

THE SOHO Living DIFFERENCE



SOHO Living is a contemporary residential home builder and property developer focused on building architecturally designed homes and townhomes that you will be proud to call your own. Our mission is to create communities and dynamic spaces where individuals can grow and thrive.

Thinking outside the box is what we do best, which is why our developments always result in stylish and versatile homes in neighbourhoods that are built to last. Regardless of your stage in life, there's a SOHO Living development that's right for you.






















When you choose SOHO Living, you are assured a high standard of service that is unparalleled in the industry.

We pride ourselves on the exceptional quality of our designs, builds and finishes that are guaranteed to exceed homebuyer expectations every time.

By investing in a SOHO Living home, you are investing in your best possible future. With a wide selection of townhomes and homes available, we can make your home ownership dreams a reality. Find out for yourself why SOHO Living are one of Australia's fastest growing builders and experience firsthand the SOHO Living difference.



Release Two Product Range

OAKLAND B	 3 OR 4	 2.5	 2
OAKLAND C	 3 OR 4	 2.5	 2
REGENT B	 2	 2.5	 1
OAKLAND G	 3 OR 4	 2.5	 2
OAKLAND E	 3 OR 4	 2.5	 2
REGENT D	 2	 2.5	 1
BROOKLYN	 3	 2.5	 1





ARTIST IMPRESSION

The Heart of Harpley.

Surrounded by sparkling waterways, Harpley Town Centre is set to be a destination like no other. Perfectly positioned at the heart of this vibrant neighbourhood, this is a place for the community to come together, and where everything you need is readily available.

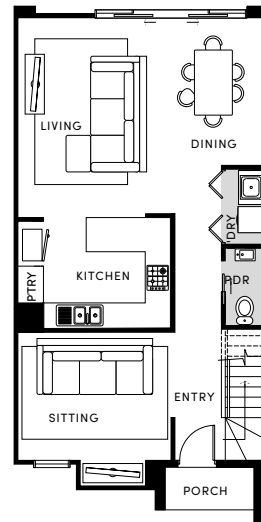
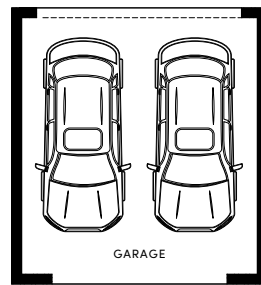


Oakland

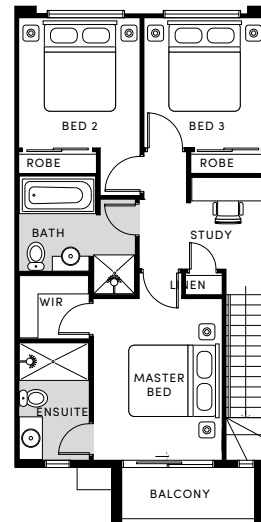
3 BED | TYPE B

19 SQ | LOT 7261

3 2.5 2



GROUND FLOOR



FIRST FLOOR

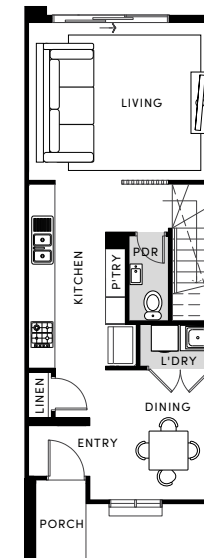
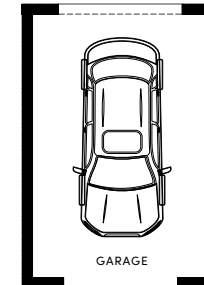


Regent

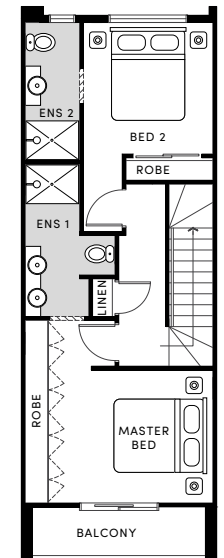
2 BED | TYPE B

14 SQ | LOT 7263

2 2.5 1



GROUND FLOOR



FIRST FLOOR

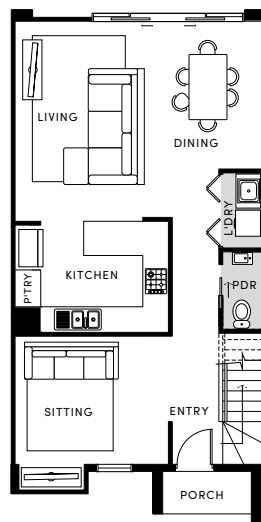
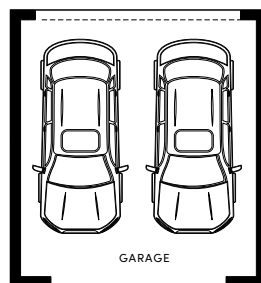


Oakland

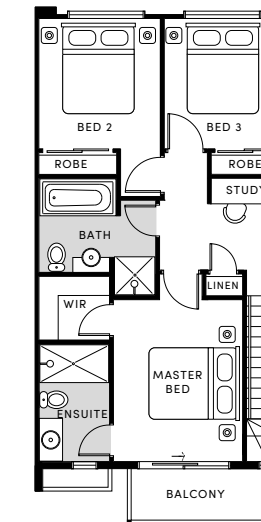
3 BED | TYPE C

19 SQ | LOT 7262

3 2.5 2



GROUND FLOOR



FIRST FLOOR



All images are for illustrative purposes only.



ARTIST IMPRESSION

*This is not the actual streetscape configuration.
For more information please contact our Sales Consultants.*

More Than A Home.

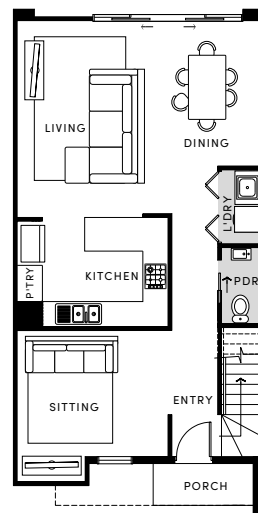
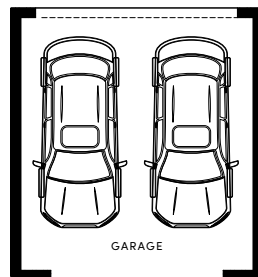
Make your memories in a neighbourhood that nurtures
a sense of community. Feel the pride that comes from
living in a place that is both nature-rich and the heart
of a thriving town.



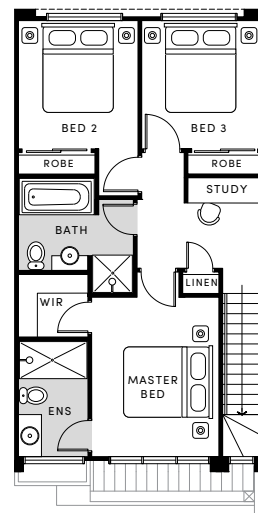
Oakland

3 BED | TYPE E

19 SQ | LOT 7253



GROUND FLOOR



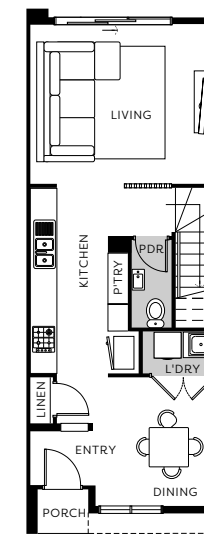
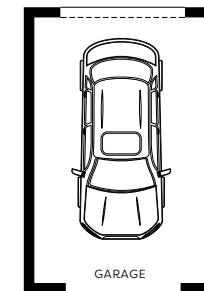
FIRST FLOOR



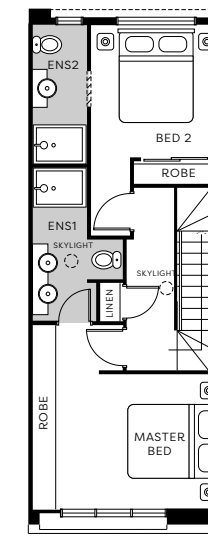
Regent

2 BED | TYPE D

14 SQ | LOT 7252



GROUND FLOOR



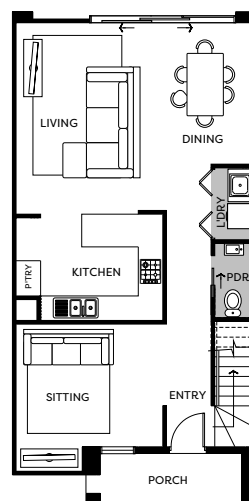
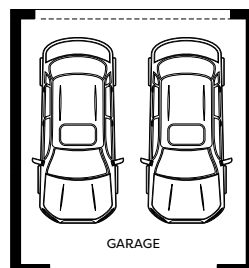
FIRST FLOOR



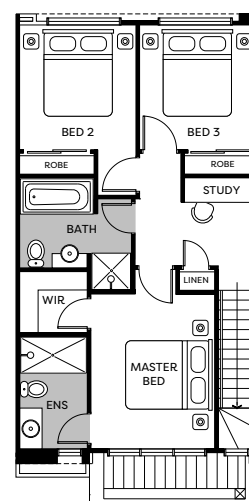
Oakland

3 BED | TYPE G

19 SQ | LOT 7254



GROUND FLOOR



FIRST FLOOR



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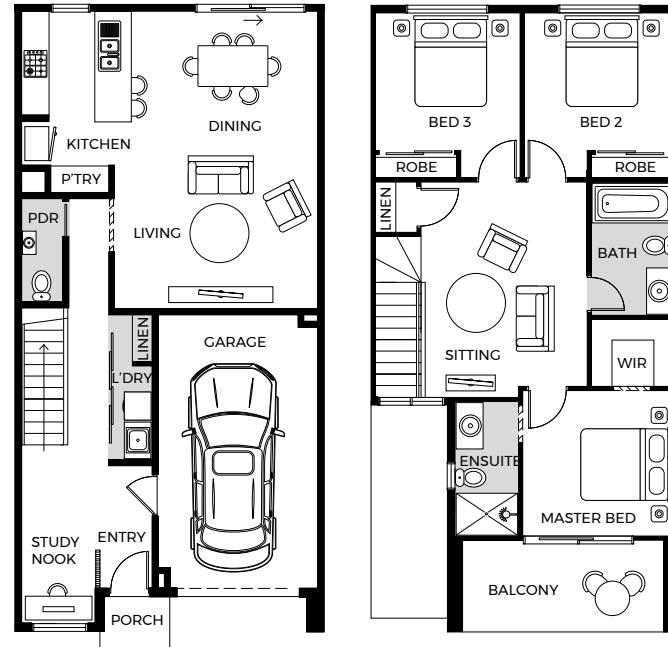


Brooklyn

3 BED | TYPE A

19 SQ | LOT 7209 & 7210

3 2.5 1



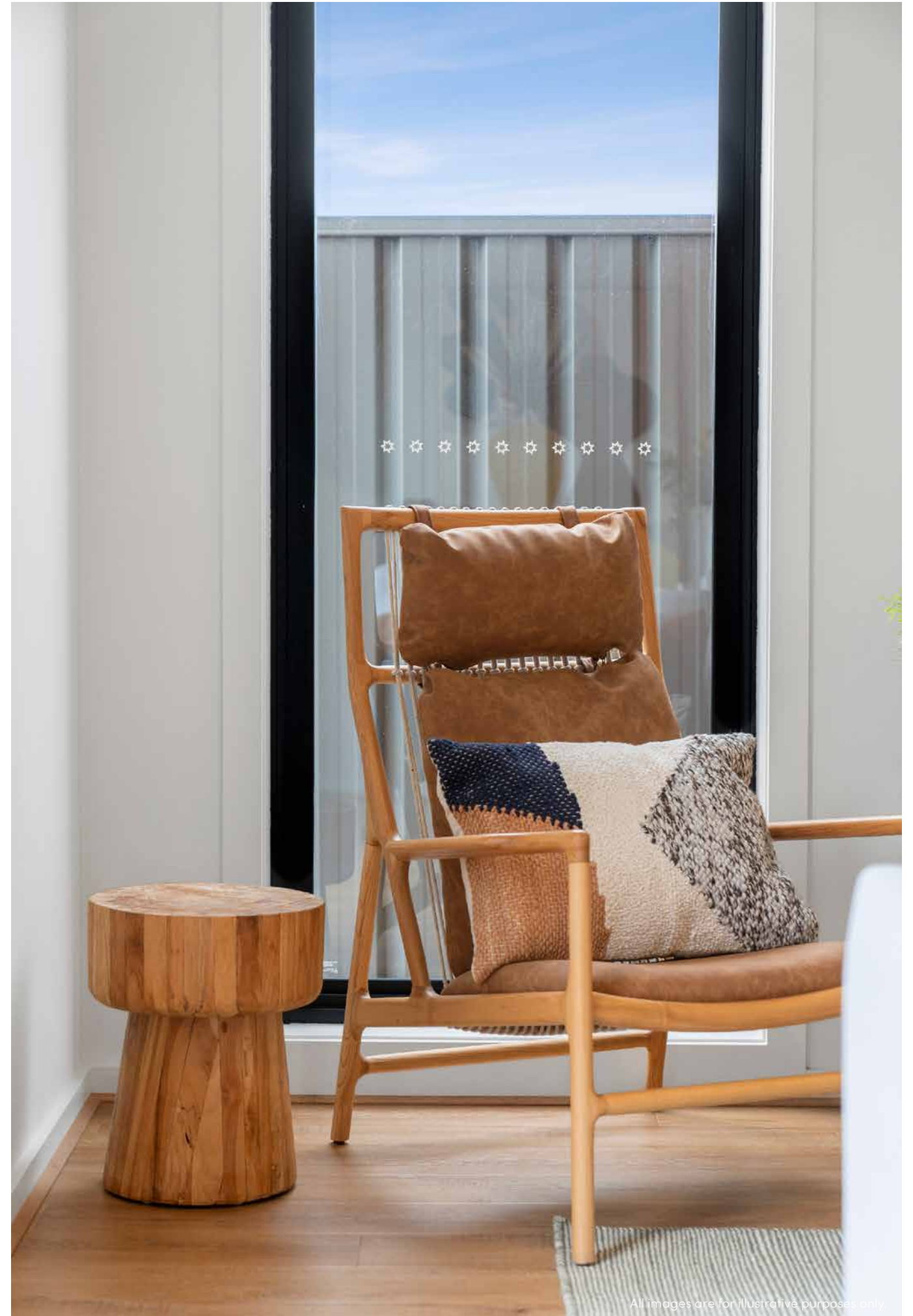
GROUND FLOOR

FIRST FLOOR

This plan and information is indicative only and may vary without notice. Furniture or vehicles are not included in the sale of the lot. The image depicted here is indicative only. Facade finishes and colours may vary.



All images are for illustrative purposes only.



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SOHO Living Smart Turnkey Inclusions



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INTERNAL FEATURES

Ceiling Height: 2590mm ceiling height (nominal) to single storey with 75mm cove cornice. 2590mm ceiling height (nominal) to ground floor of double storey homes, 2440mm ceiling height (nominal) to first floor, 75mm cove cornice throughout.

Room Doors: Flush panel Honeycomb Core 2040mm high to single storey, 2040mm high to ground floor and first floor of double storey.

Room Door Furniture: Passage set. Provide Alba Chrome levers through Chrome finish.

Mouldings: Skirtings – 67x18mm square edge primed MDF. Architraves – 67x18mm square edge primed MDF.

Plaster: Ceiling Plaster. 10mm plasterboard finish

Wall Plaster: Plasterboard 10mm thick. Water resistant plasterboard to Ensuite, Bathroom and above Laundry trough.

PAINT

Internal and External: Two coats.

Woodwork and Skirting: Two coats.

HEATING

Panel heating unit installed to living areas and bedrooms (excludes wet areas and areas with split systems) as per manufacturers/suppliers recommendations for home size.

HOT WATER SYSTEM

Hot water unit in accordance with estate design guidelines.

KITCHEN

Fisher & Paykel oven 600mm.
Fisher & Paykel cooktop 600mm 4 burner stainless steel gas cooktop.
Fisher & Paykel rangehood 600mm stainless steel.
Fisher & Paykel dishwasher 600mm.

Sink: Stainless steel double bowl sink.

Tap: Mixer gooseneck in chrome finish.

Bench Top: Engineered stone benchtop 20mm. Choose colour from SOHO Living colour scheme.

Splashback: Mirror. Choose colour from SOHO Living colour scheme.

BATHROOM, ENSUITE, POWDER ROOM & WC

Mirror: Polished edges to full width of vanities sitting on 200mm tile splashback.

Basin: Ceramic above mount 440mm round, 120mm high, no tap hole low profile square inset basin (white), chrome waste 1 tap hole/overflow.

Vanity Unit: Floating vanity unit on tiled pedestal.

Bench Top: Engineered stone benchtop 20mm. Choose colour from SOHO Living colour scheme.

Bath: 1525/1675mm acrylic bath (white) in tiled podium. (Design Specific)

Shower Bases: Ceramic tiled shower base. Selection from SOHO Living colour scheme range with Stainless Steel Centre Waste.

Shower Screens: 1950mm high semi frameless with pivot door and clear laminated glass.

Taps and Outlets: Ensuite – Shower hand shower on rail.
Bathroom Shower – Shower hand shower on rail.
Bath (Wall Mounted) – Straight wall bath outlet and wall mixer.
Basin (Wall Mounted) – Wall mixer.

Accessories: Toilet roll holders chrome and double towel rails.

Toilet Suite: China toilet suite in white with soft close seat.



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LAUNDRY

Trough: 45 litre single inset bowl stainless steel without top bypass.

Base Cupboard: 800mm wide fully lined modular cabinet, refer to working drawings.

Bench Top: Laminate with square edge.

Tapware: Sink mixer in chrome finish.

ELECTRICAL

Internal Light Points: Recessed LED downlight in white non-metallic polyamide housing with diffuser.

External Light Points: (2 No) flood light wall mounted light fitting.

Power Points: White surround, double power points throughout excluding dishwasher, microwave and refrigerator provision.

Smoke Detector: Hardwired with battery backup.

Exhaust Fans: Above all showers not opening to outside air, 250mm with self-sealing air flow draft stoppers.

TV Points: To Family and Master Bedroom.

Telephone Point: To Kitchen and Master Bedroom.

Safety Switch: Residual Current Devices safety switch and circuit breakers to meter box.

PLUMBING

(2 No) garden taps, one located to the front water meter and one adjacent the external Laundry door.

TILING

Ceramic Floor Tiles: Selected from SOHO Living colour scheme 400x400mm to Laundry, Ensuite, Bathroom, WC, Internal Courtyard and Powder room.

Ceramic Wall Tiles: Selected from SOHO Living colour scheme 400x400mm to Laundry, Ensuite, Bathroom, WC, Powder room, shower recesses and above bath.

FLOOR COVERINGS

Carpet: Selected from SOHO Living colour scheme to Bedrooms, WIR, Activity and Staircase.

Timber Laminate: Selected from SOHO Living colour scheme timber look laminate flooring to Entry, Kitchen, WIP, Meals, Family, Living, Rear Hallway, Lounge and Study.

STORAGE

Shelving: Robes – One white melamine shelf and hanging rail.
Walk in Robe – One white melamine shelf and hanging rail.
Pantry/Linen – Four white melamine shelves.
Broom – One white melamine shelf.

Robe Doors: Single Storey – 2040mm high flush panel hinged doors.

STAIRS (DOUBLE STOREY HOMES)

Plaster dwarf walls to stairs and void areas with painted timber handrail (refer to staircase layout).

CAR ACCOMMODATION

Garage Door: Colorbond sectional door in flat line profile.

Remote Control: Remote control unit to front garage door with 2 handsets.

OUTDOOR

Landscaping: Garden and plants to the front and rear. Instant turf to rear yard. Or as per landscape design on drawings.

Fencing: 1800mm high timber paling/Colorbond including wing fence and gate to suit estate design covenants.

Paving: Coloured concrete to driveway and front path.

Letterbox: Pre cast concrete letterbox with colour to match house.

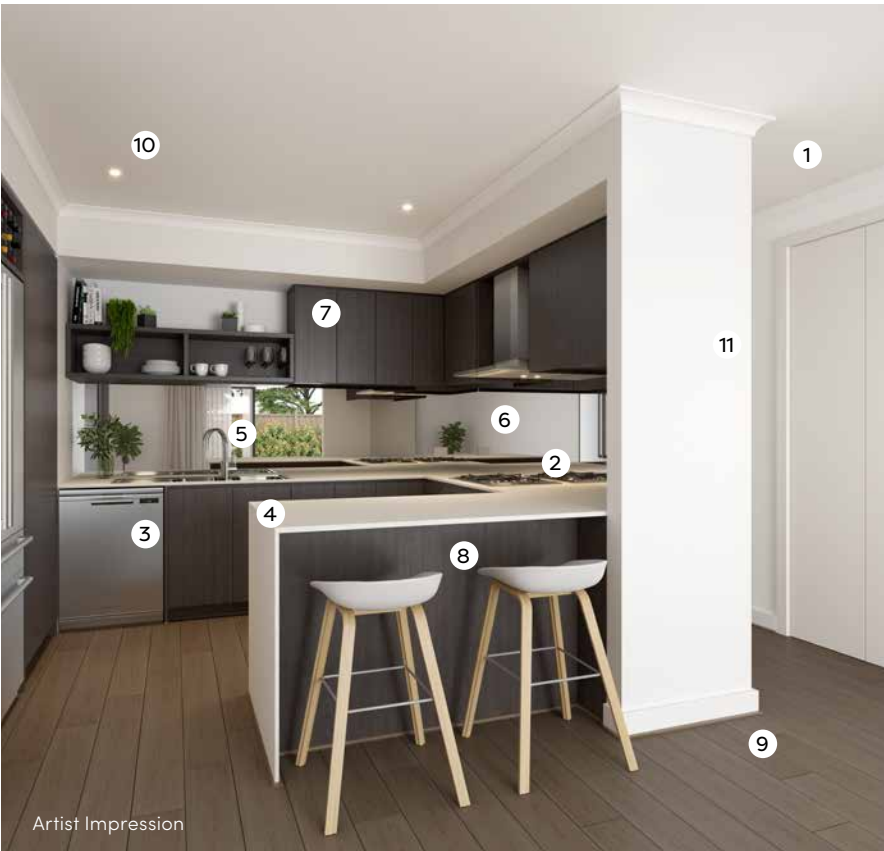
Clothesline: Fold out clothesline in rear yard.



SOHO Living
Colour
Schemes



COLOUR SCHEME 1



- 1 2590mm Ceilings to ground floor
- 2 Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- 3 Fisher & Paykel Dishwasher
- 4 20mm Caesarstone benchtop with waterfall edge (Osprey)
- 5 200mm Gooseneck tap & 1.75L sink insert
- 6 Premium Splashback (Silver mirror)
- 7 Overhead laminex cupboards (Nocturne Oak)
- 8 Laminex cabinetry (Nocturne Oak)
- 9 Quality Timber Laminate Flooring (Rye)
- 10 LED Downlights
- 11 Watty Paint

COLOUR SCHEME 2



- 1 2590mm Ceilings to ground floor
- 2 Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- 3 Fisher & Paykel Dishwasher
- 4 20mm Essastone benchtop with waterfall edge (Nickel)
- 5 200mm Gooseneck tap & 1.75L sink insert
- 6 Premium Splashback (Grey mirror)
- 7 Overhead laminex cupboards (Oyster Grey)
- 8 Laminex cabinetry (Oyster Grey)
- 9 Quality Timber Laminate Flooring (Buckwheat)
- 10 LED Downlights
- 11 Wattyl Paint

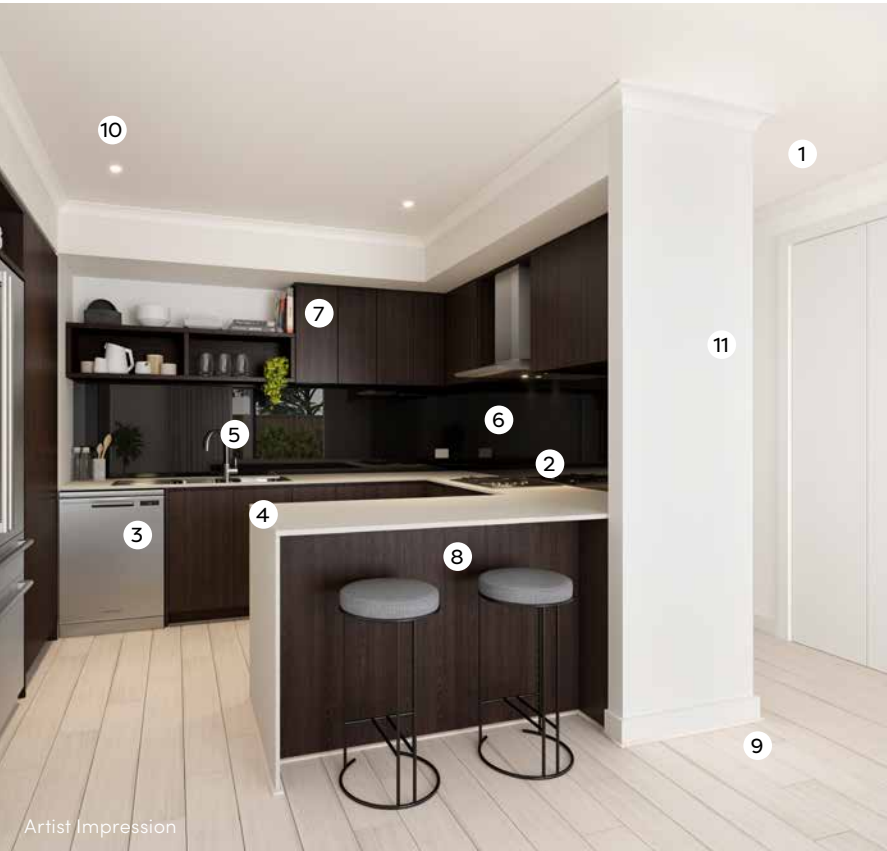
COLOUR SCHEME 4



- 1 2590mm Ceilings to ground floor
- 2 Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- 3 Fisher & Paykel Dishwasher
- 4 20mm Caesarstone benchtop with waterfall edge (Oyster)
- 5 200mm Gooseneck tap & 1.75L sink insert
- 6 Premium Splashback (White Penny round)
- 7 Overhead laminex cupboards (Rural Oak)
- 8 Laminex cabinetry (Storm Cloud-140)
- 9 Quality Timber Laminate Flooring (Rye)
- 10 LED Downlights
- 11 Wattyl Paint

COLOUR SCHEME 3

- 1 2590mm Ceilings to ground floor
- 2 Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- 3 Fisher & Paykel Dishwasher
- 4 20mm Caesarstone benchtop with waterfall edge (Osprey)
- 5 200mm Gooseneck tap & 1.75L sink insert
- 6 Premium Splashback (Grey mirror)
- 7 Overhead laminex cupboards (Nocturne Oak)
- 8 Laminex cabinetry (Nocturne Oak)
- 9 Quality Timber Laminate Flooring (Rustic Buckwheat)
- 10 LED Downlights
- 11 Wattyl Paint



COLOUR SCHEME 5

- 1 2590mm Ceilings to ground floor
- 2 Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- 3 Fisher & Paykel Dishwasher
- 4 20mm Caesarstone benchtop with waterfall edge (Snow)
- 5 200mm Gooseneck tap & 1.75L sink insert
- 6 Premium Splashback
- 7 Overhead laminex cupboards (Bleached Elm)
- 8 Laminex cabinetry (Calm White)
- 9 Quality Timber Laminate Flooring (Rustic Oatmeal)
- 10 LED Downlights
- 11 Wattyl Paint



Make Harpley your lakeside neighbourhood.

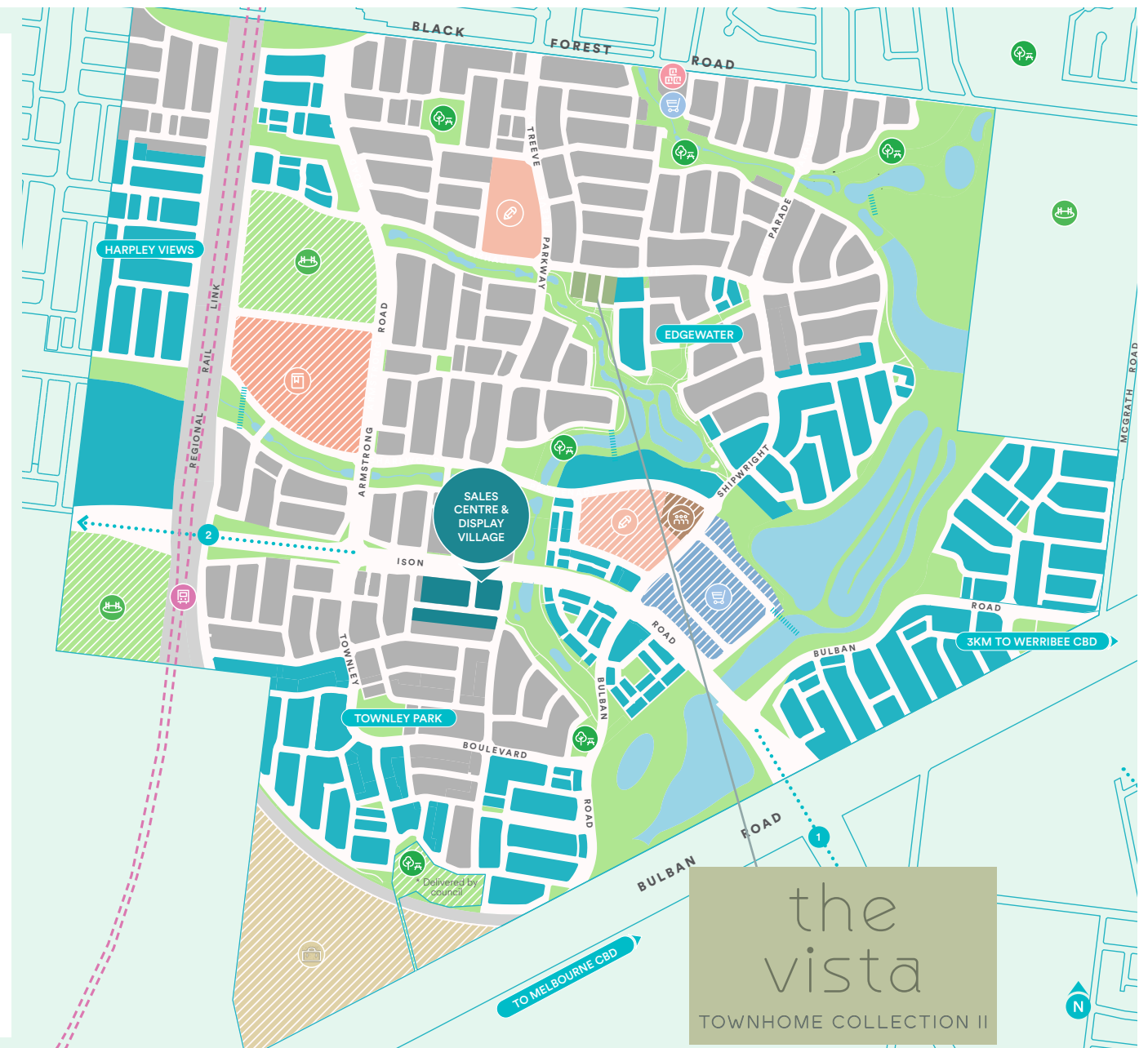
Discover a neighbourhood where waterfront living meets the beauty of nature, just 3km from the Werribee CBD and 35km south west of Melbourne. This unique masterplanned community by Lendlease is more than a home. It's a place that merges community connection and convenience with everything you need to live well.



Welcome to the neighbourhood

- Future Harpley Lots
- Sold Harpley Lots
- ▨ Denotes Future amenity
- Residential (by others)
- 1 Future link to Princes Freeway
- 2 Proposed bridge over rail line
- 🌳 Active Open Space
- 🏀 Sporting Space
- 🎒 Child Care/Early Learning
- 🎒 Primary School
- 🎒 High School
- 🛒 Shopping & Convenience
- 🏠 Community Facility
- 💼 Employment Precinct
- 🚆 Regional Rail Link

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the
vista
TOWNHOME COLLECTION II

SOHO

LIVING

