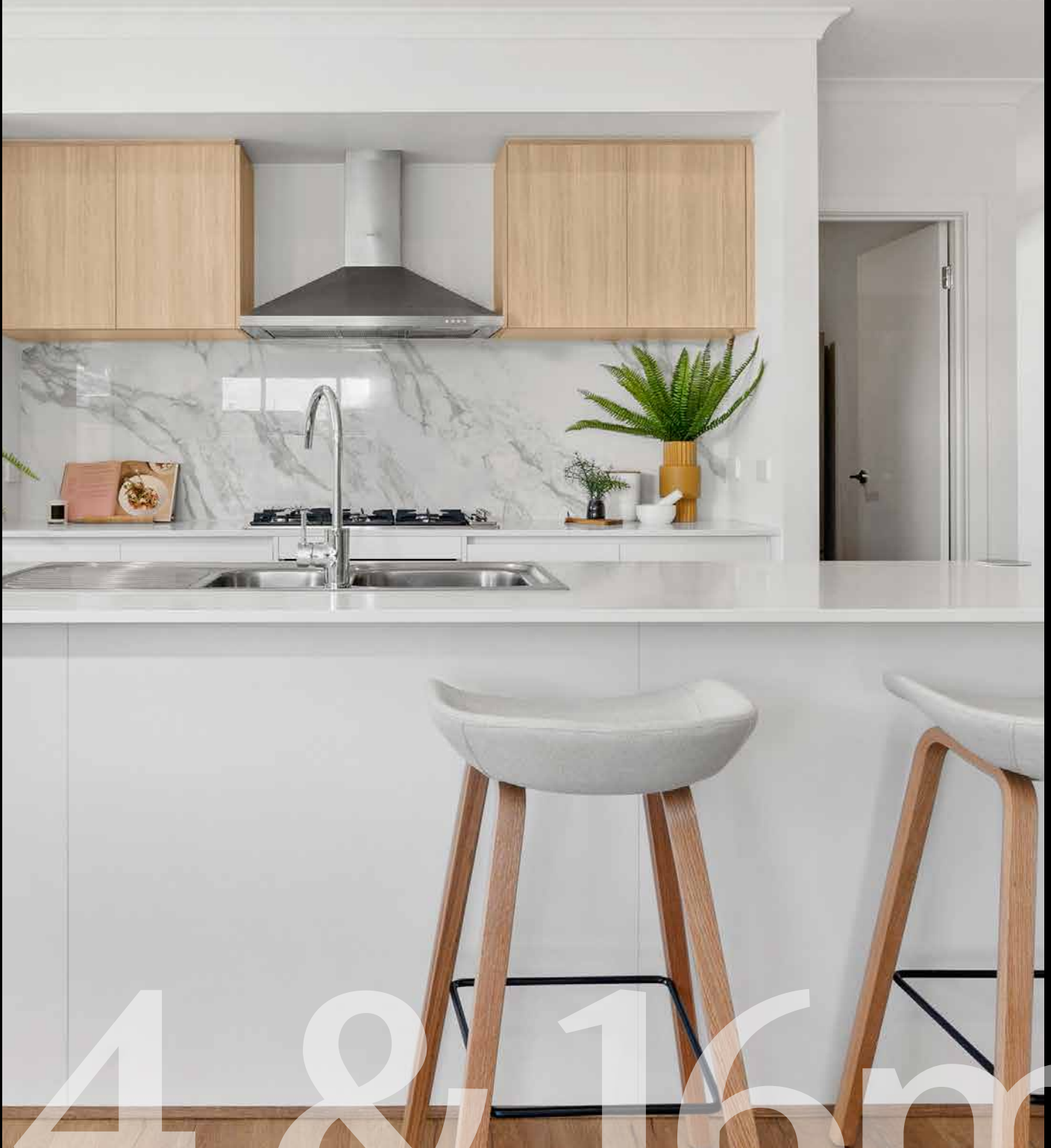


SOHO

LIVING



14 & 16m



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.

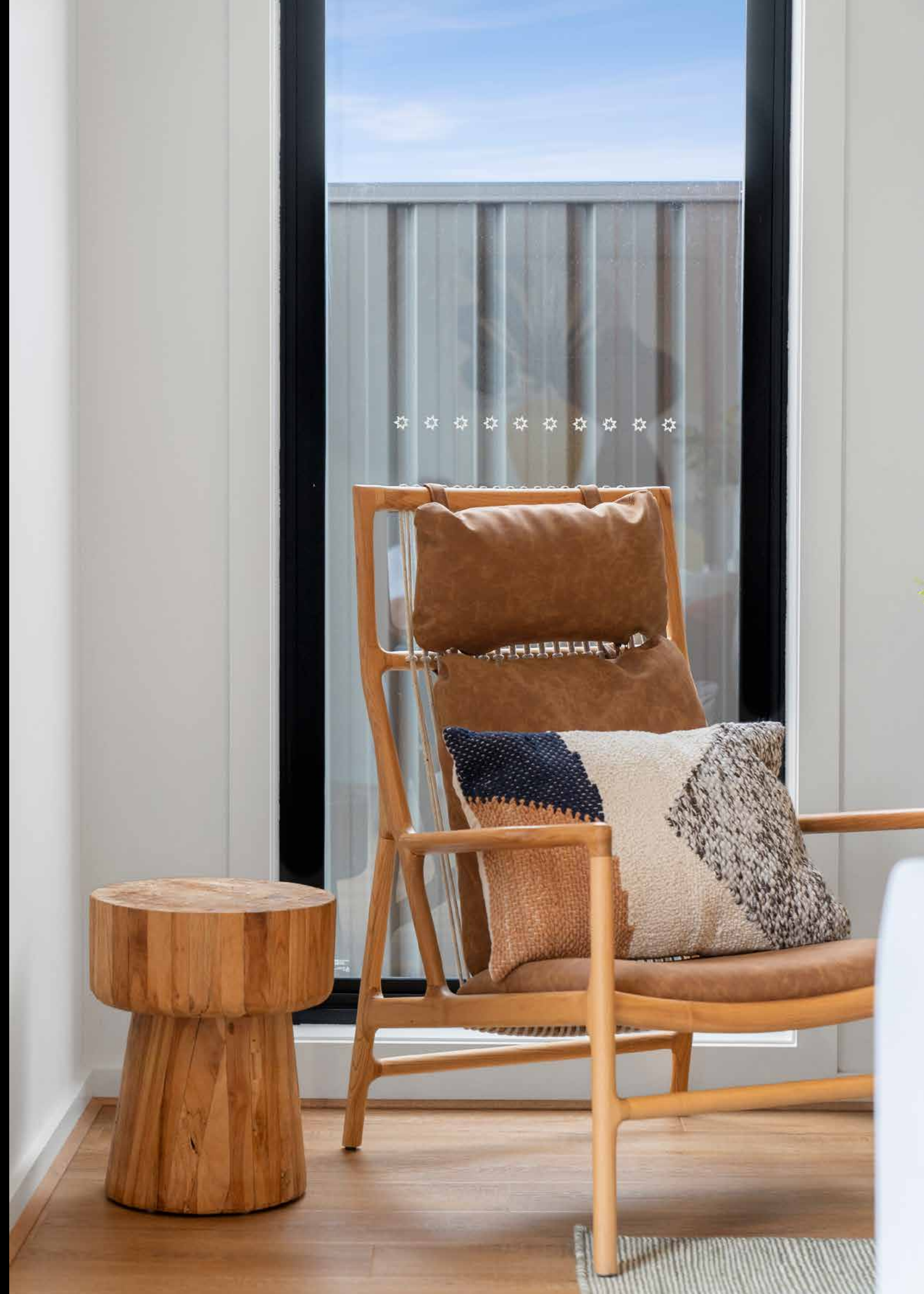
Thinking outside the box is what we do best, which is why our developments always result in stylish and versatile homes in neighbourhoods that are built to last. Regardless of your stage in life, there's a SOHO Living development that's right for you.

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.

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ADDISON DISPLAY HOME | BEDROOM

14M WIDE RANGE



CROWN



HALIFAX



HAVEN



ON DISPLAY
LONGBEACH



LUDLOW



MAINE



NEWHAVEN



PENINSULA



SILVAN



SILVAN II



ON DISPLAY
ALLISTER



CIRCA

REGENCY

4 2 2



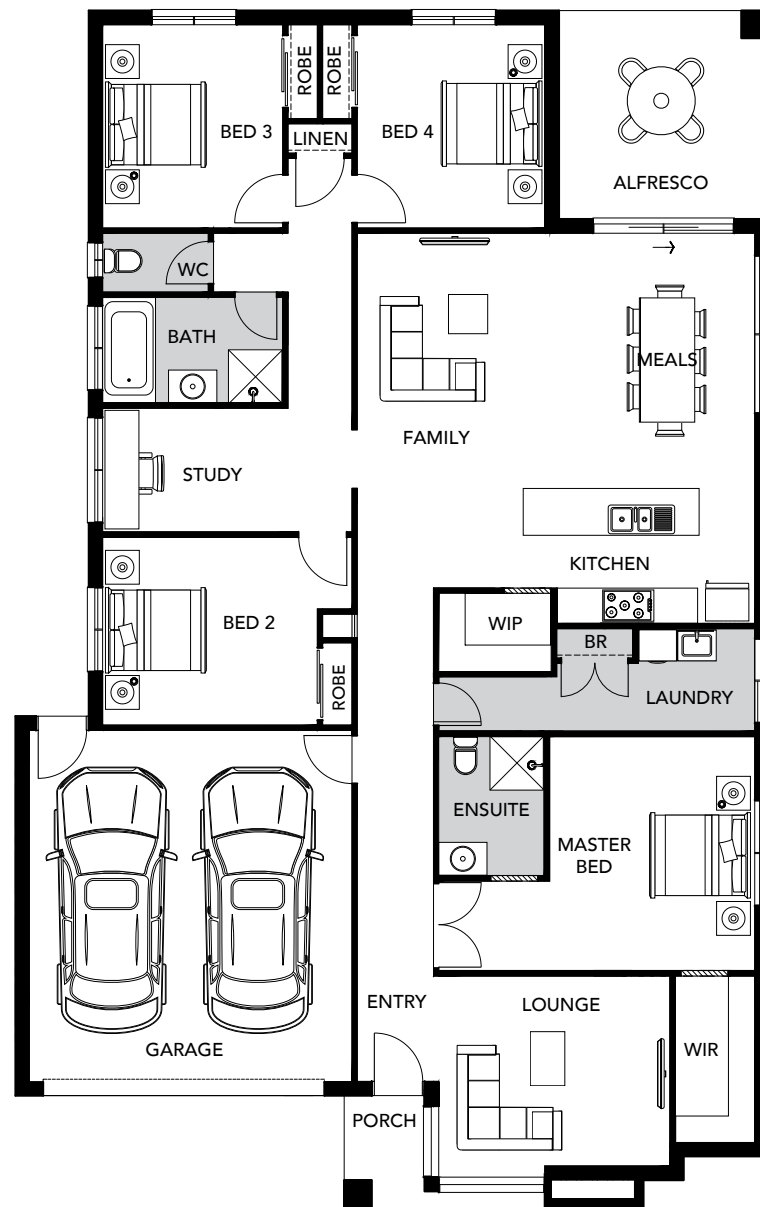
BLOCK SIZE

14M x 28M



HOUSE SIZE

25 SQ



ADDISON

4 2 2



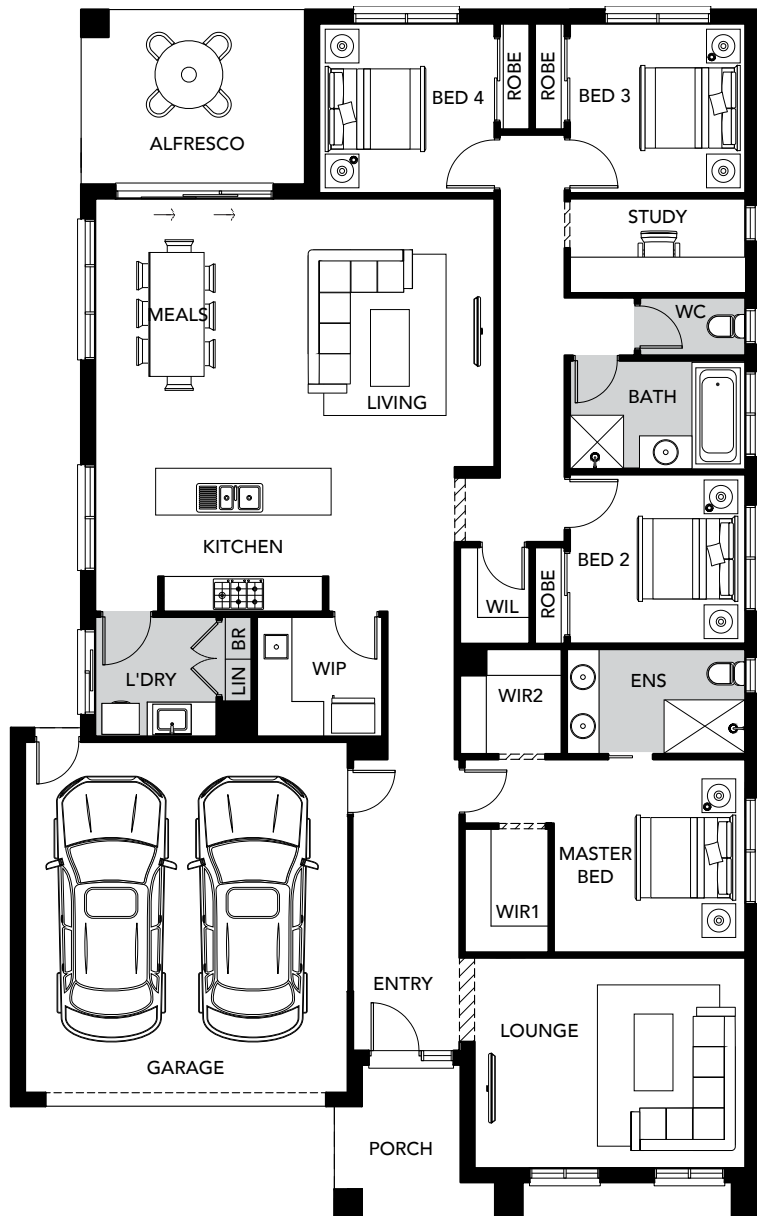
BLOCK SIZE

14M x 28M



HOUSE SIZE

25 SQ



5 FAWKNER CRES, ARMSTRONG CREEK VIC



EDISON

4 2 2



BLOCK SIZE

14M x 28M



HOUSE SIZE

25 SQ



102 SANTAROSA AVE, TARNEIT VIC

ELYSEE

4 2 2



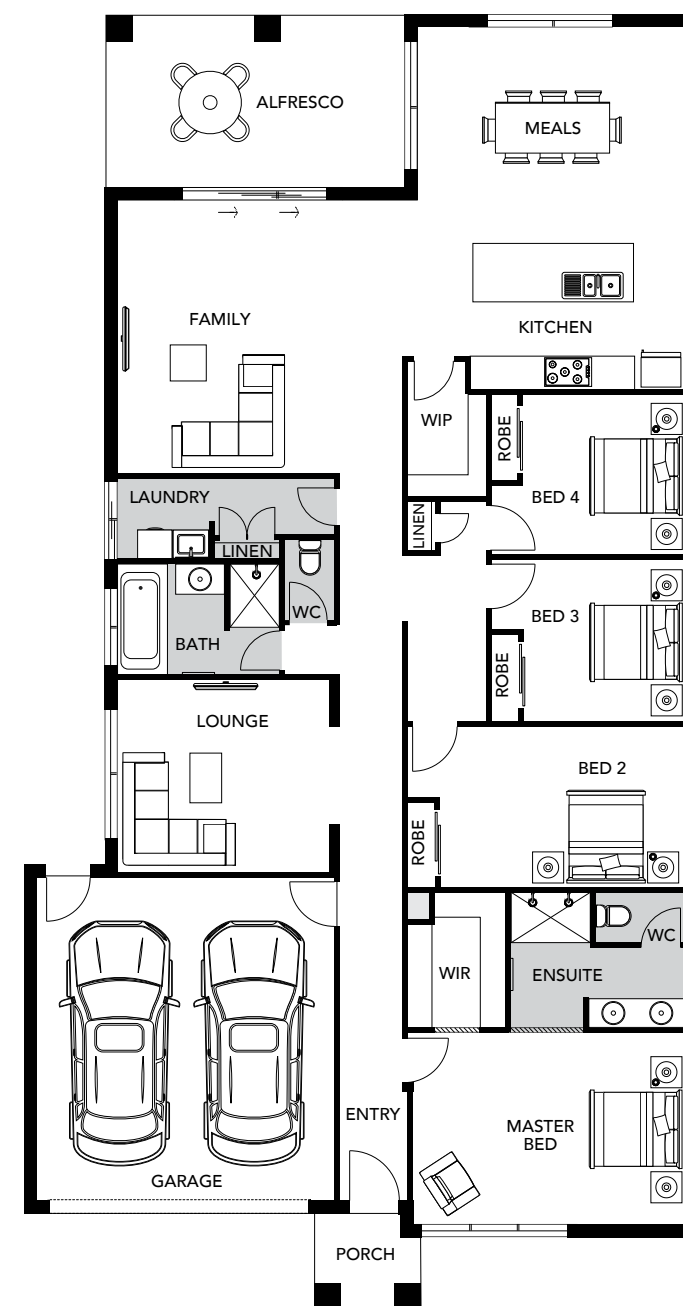
BLOCK SIZE

14M x 32M



HOUSE SIZE

28 SQ



UNION

4 2.5 2



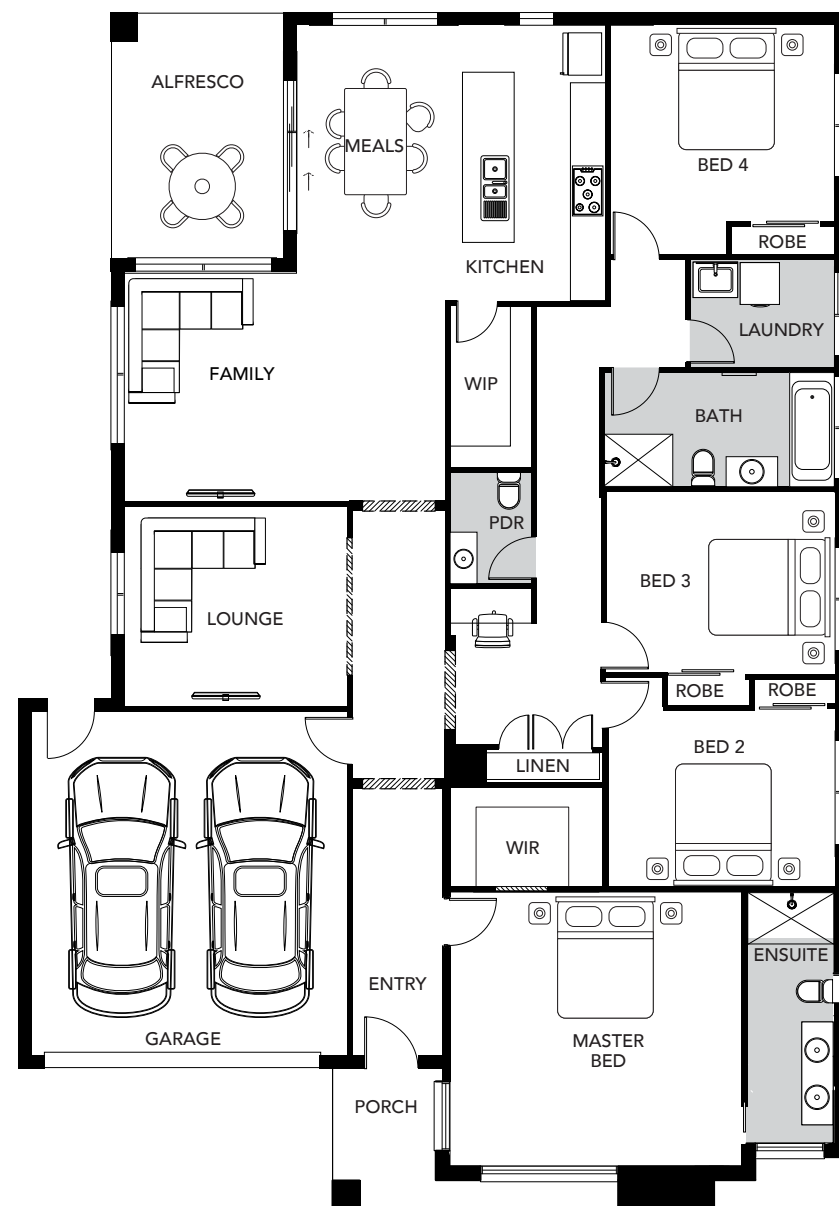
BLOCK SIZE

16M x 28M



HOUSE SIZE

28 SQ



ADDISON DISPLAY HOME | BEDROOM



ADDISON DISPLAY HOME | KITCHEN

16M
WIDE RANGE



APOLLO



BELMONT



NEWPORT

Choose your
facade

MERCURY

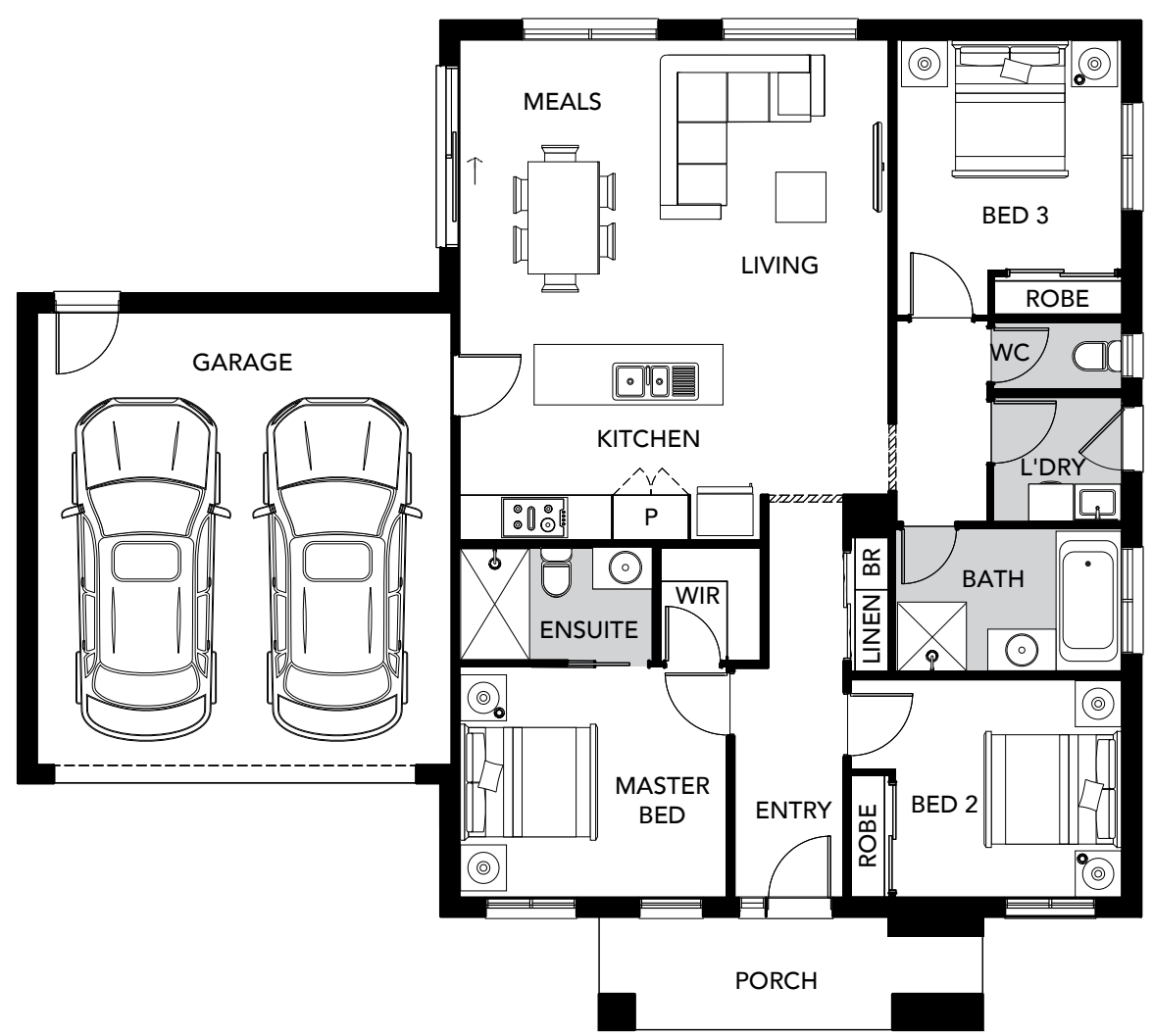
3 2 2



BLOCK SIZE
16M x 16M



HOUSE SIZE
16 SQ





YOUR
TURNKEY
INCLUSIONS



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.

Blinds: Holland blinds to bedrooms and living areas.

Fly Wire: Fly wire screens to all openable windows

PAINT

Internal and External: Two coats.

Woodwork and Skirting: Two coats.

HEATING & COOLING

Gas ducted heating unit installed in roof space with digital thermostat and ducted to living areas and bedrooms (excludes wet areas) as per manufacturers/ suppliers recommendations for home size.

Reverse cycle split system (heating and cooling) to living.

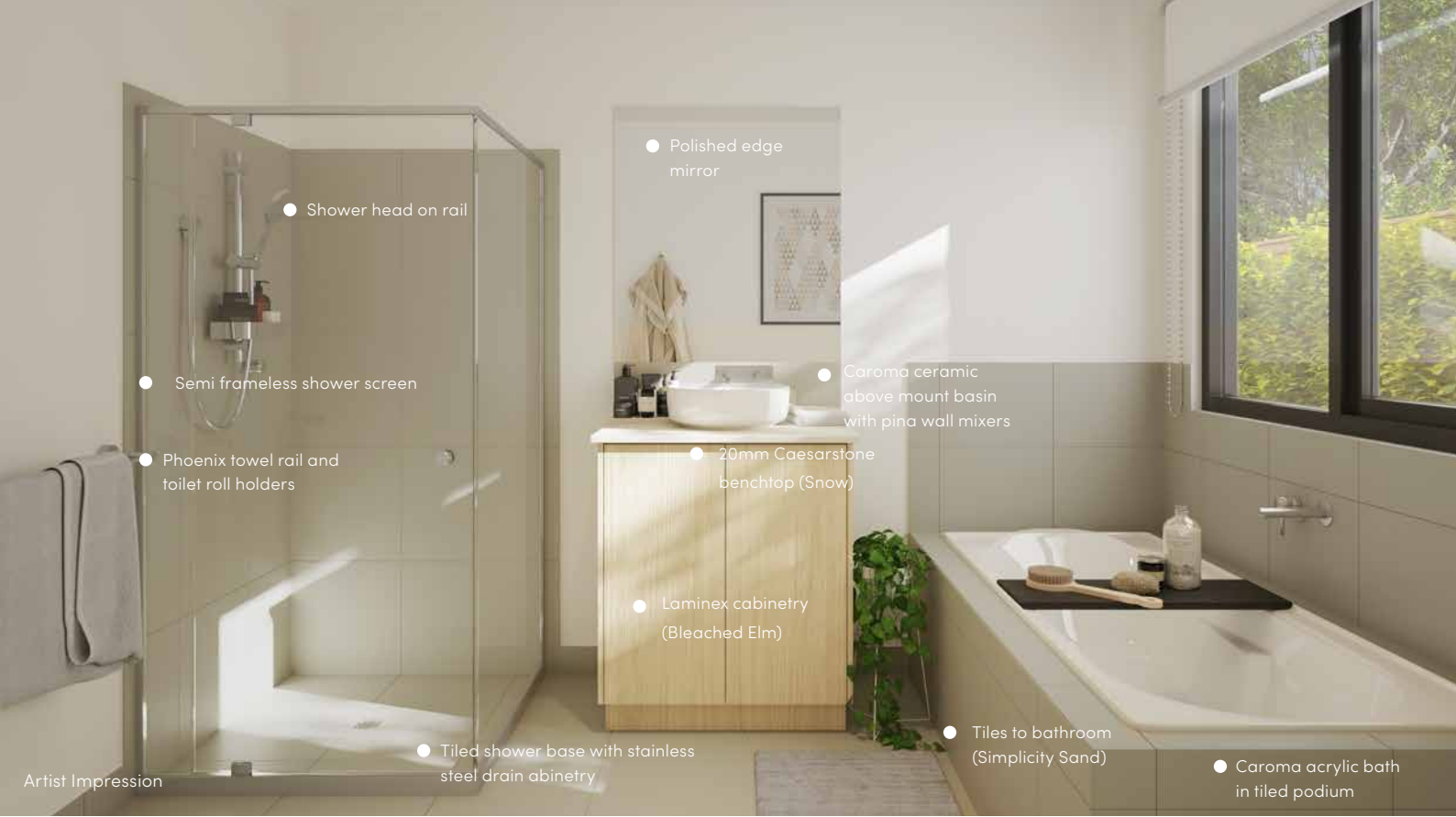
HOT WATER SYSTEM

Hot water unit in accordance with estate design guidelines.

KITCHEN

SMEG oven 600mm.

SMEG cooktop 900mm 5 burner stainless steel gas cooktop.



SMEG rangehood 900mm stainless steel canopy rangehood.

SMEG 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: Premium 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 Caroma, round. 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: Caroma acrylic bath (white) in tiled podium. (Design Specific)

Shower Bases: Ceramic tiled shower base.
Selection from SOHO Living colour scheme range with Demtech grated drain system.

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: Caroma toilet suite in white with soft close seat.

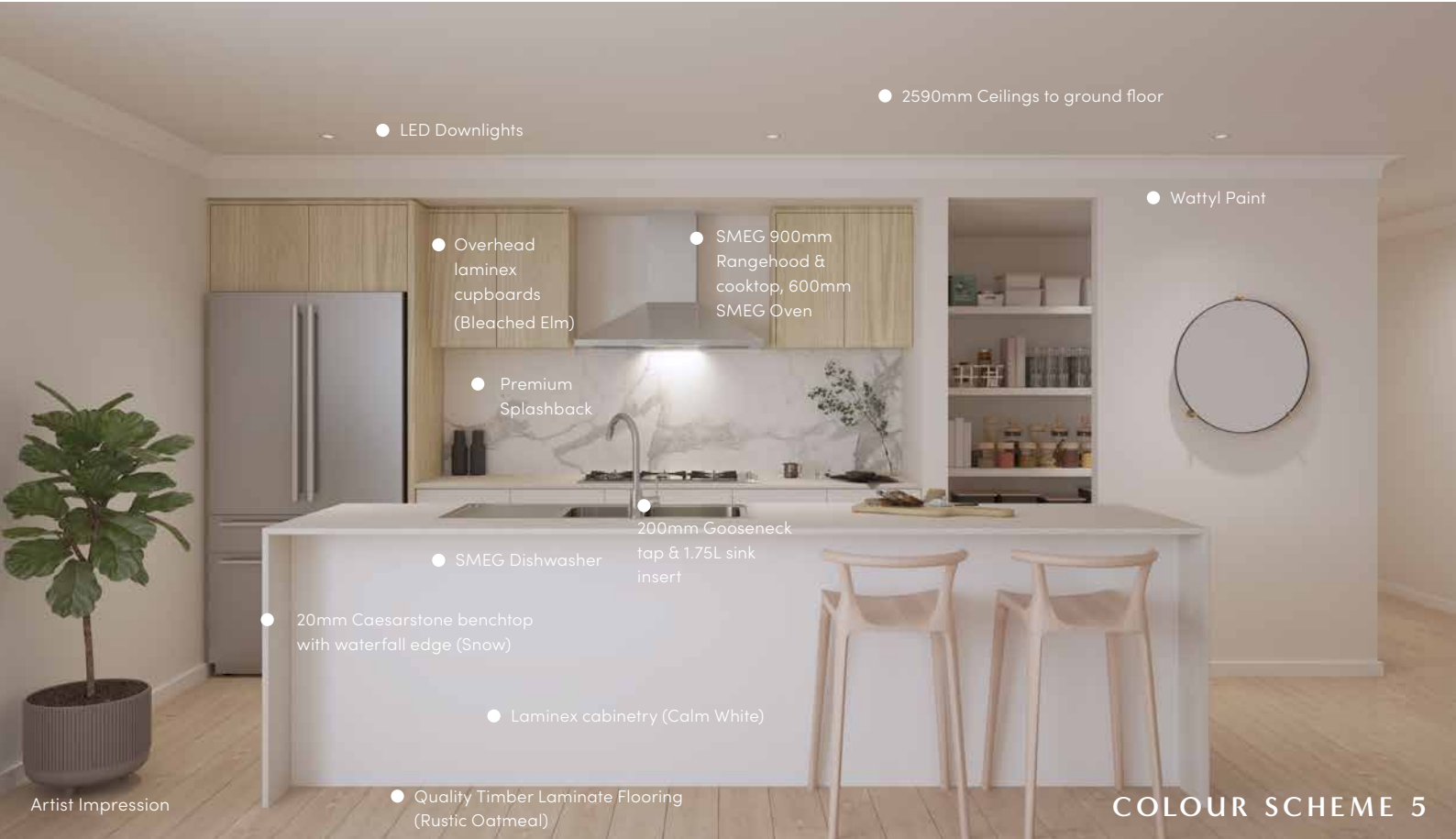
LAUNDRY

Trough: Caroma 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 and toilet 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.

Alarm: Reliance 8 with 3 sensors keypad at entrance.

PLUMBING

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

TILING

Ceramic Floor Tiles: Selected from SOHO Living colour scheme 400x400mm to Laundry, Ensuite, Bathroom, WC, 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, Lounge, Study, Activity and Staircase

Timber Laminate: Selected from SOHO Living colour scheme timber look laminate flooring to Entry, Kitchen, WIP, Meals, Family and rear hallway.

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.

Double Storey – 2040mm high flush panel hinged doors.

GARAGE

Garage Door: Colorbond sectional door in flat line profile

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

Pedestrian Door (Home Specific): Door Frame – Aluminium frame and sill with sealer undercoat and low sheen acrylic top coats paint finish.

Door – 2040mm high weatherproof flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening in.

Door Furniture – Schlage Alba Chrome Levers through Chrome finish.

Internal Access Door (Home Specific): Door Frame – Timber with sealer undercoat and low sheen acrylic top coats paint finish including full perimeter draft seals.

Door – 2040mm high flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening into home.

Door Furniture – Chrome Levers through Chrome finish.

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, front path and rear outdoor living.

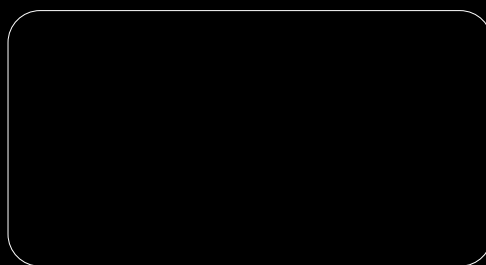
Letterbox: Pre cast concrete letterbox with colour to match house.




SOHO

LIVING

Your dream. Your home.



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