



THE GREENS

TOWNHOME COLLECTION

TAKE A BREATH AND RELAX

Welcome to The Greens at Mandalay, a once in a lifetime opportunity to live on the expansive greens of the Mandalay Golf Course in a new, low maintenance home that has been designed to offer the best elements of a traditional home, without the traditional level of care. You'll spend more time enjoying the breathtaking views of the fairways from your balcony and less time maintaining your home.

This exclusive release is nestled in Mandalay a lifestyle resort-living development quite unlike any other in the north of Melbourne. Just forty minutes drive from the centre of the City, Mandalay offers an idyllic lifestyle with wide-open spaces, a signature 18 hole golf course and the exclusive Club Mandalay lying at the very heart of this fabulous community.

Grab a coffee with friends at the club, hit a round on the 18 hole championship golf course or go for a dip in the pool. That's what living at The Greens is all about.



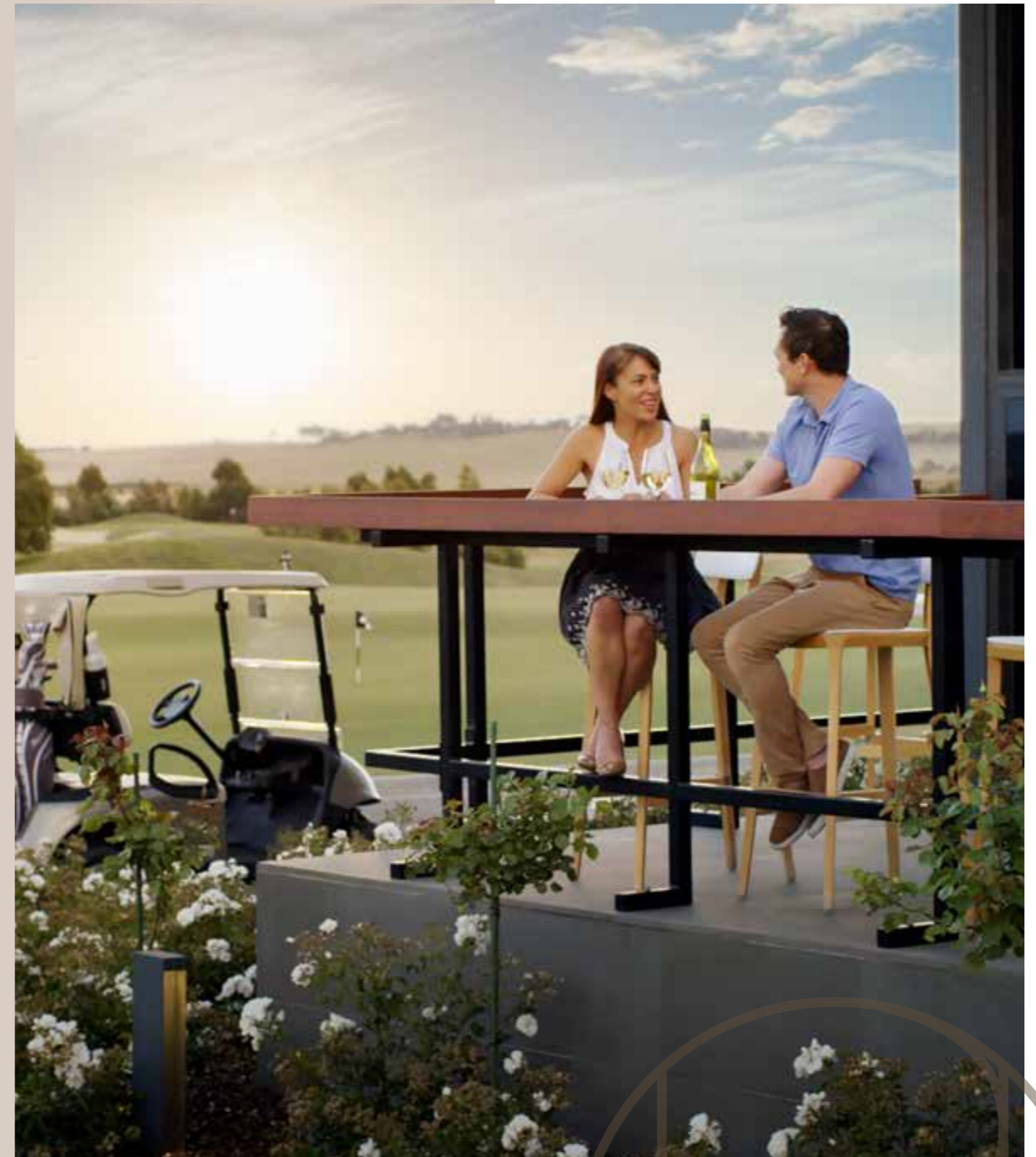
THE SOHO LIVING DIFFERENCE

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.

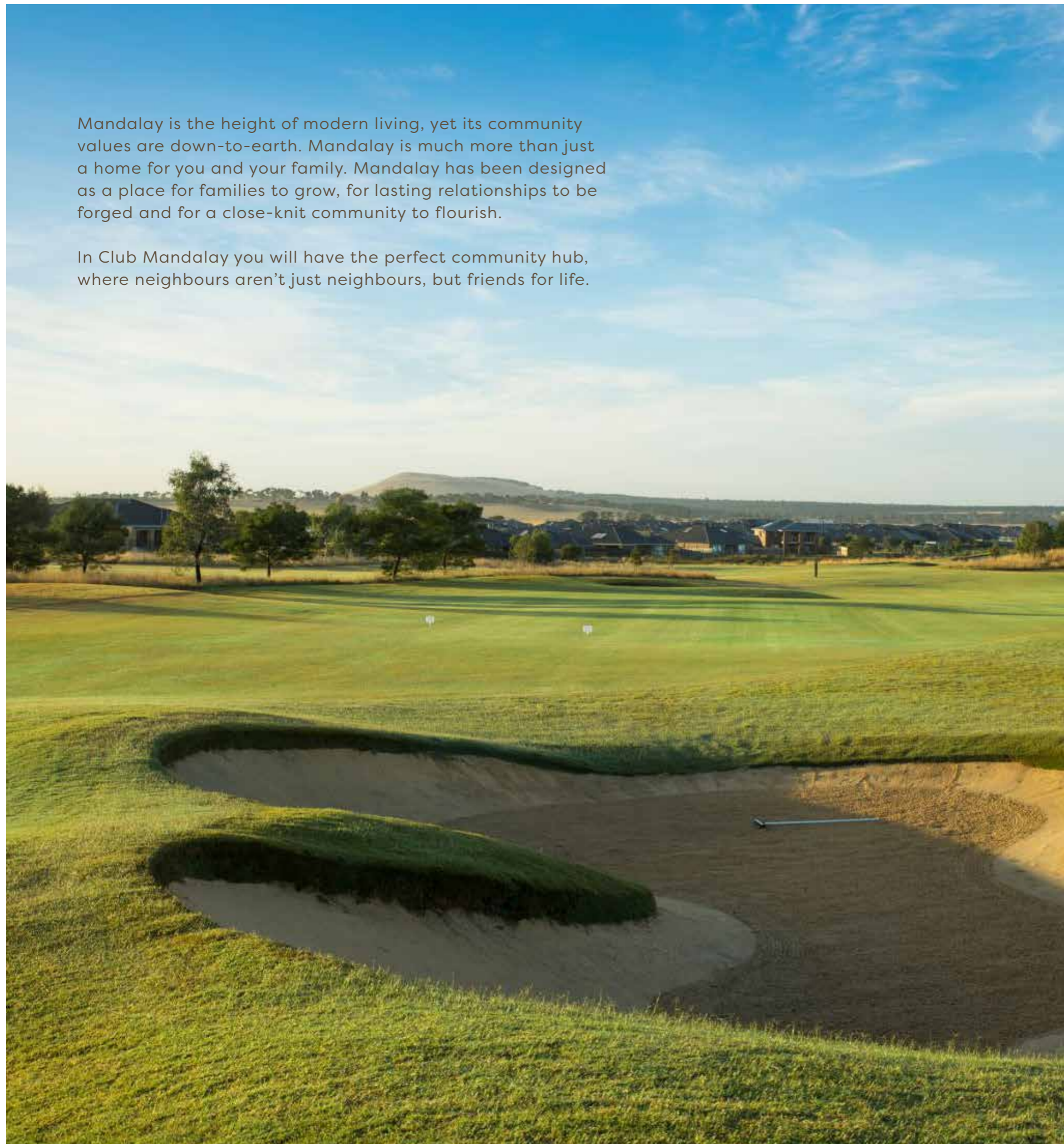
When you choose SOHO Living, you are assured a high standard of service that is unparalleled in the industry. We pride ourselves on the exceptional quality of our designs, builds and finishes that are guaranteed to exceed homebuyer expectations every time.

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.

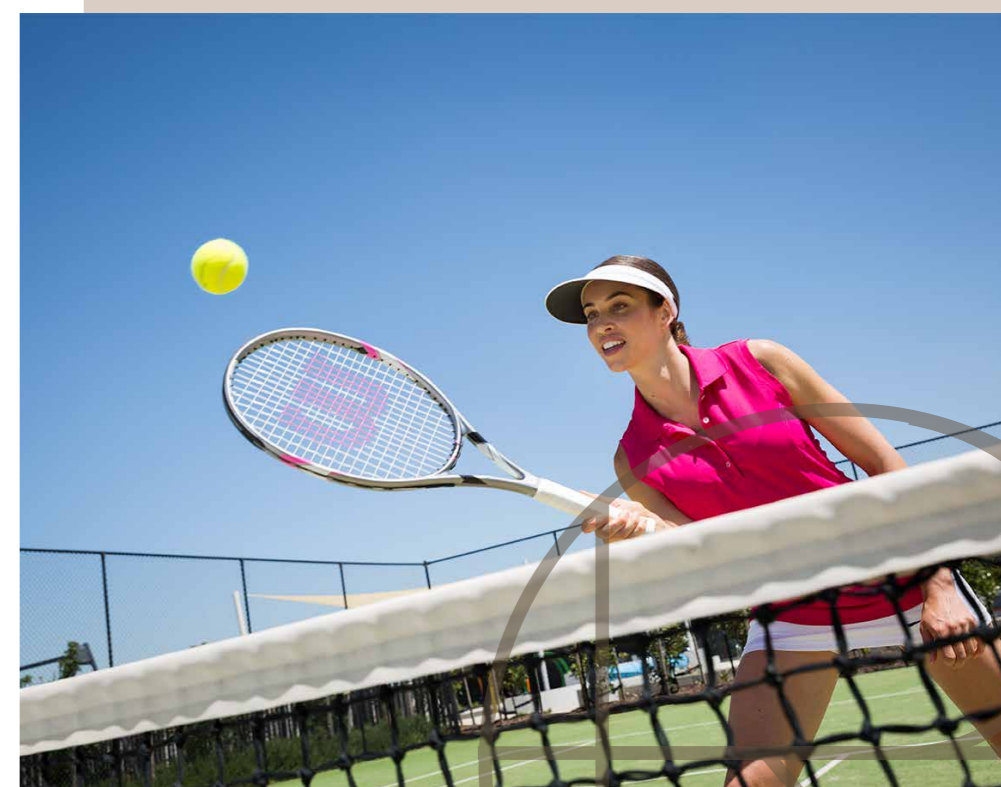
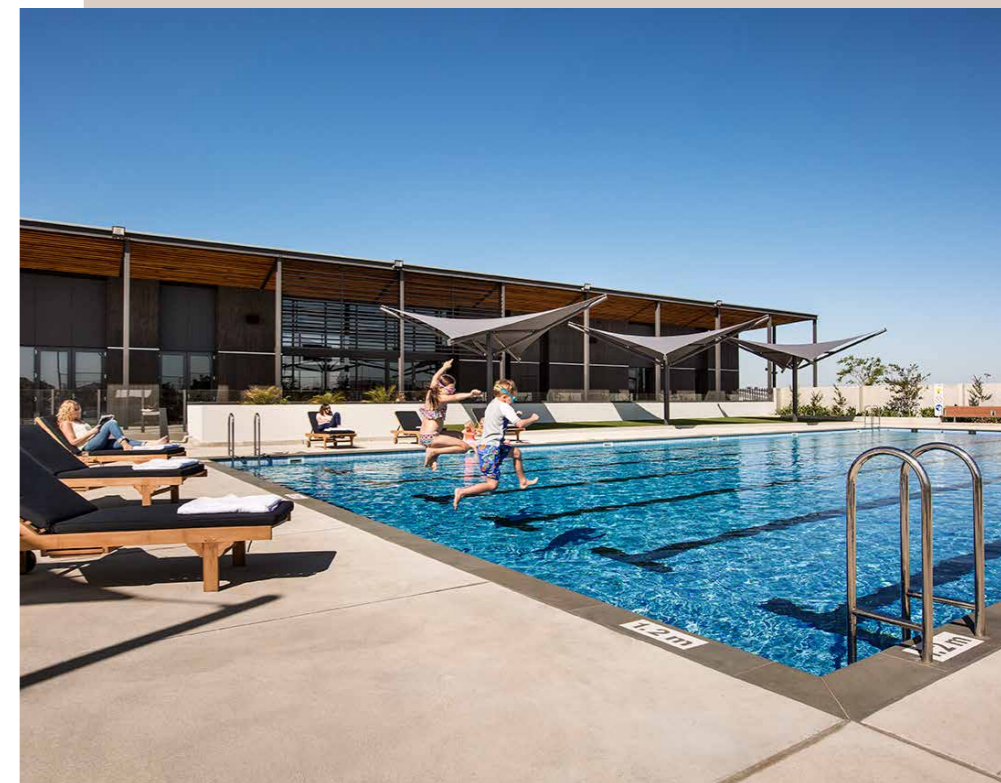


Mandalay is the height of modern living, yet its community values are down-to-earth. Mandalay is much more than just a home for you and your family. Mandalay has been designed as a place for families to grow, for lasting relationships to be forged and for a close-knit community to flourish.

In Club Mandalay you will have the perfect community hub, where neighbours aren't just neighbours, but friends for life.



PAST GREEN FAIRWAYS
AND STUNNING NATURAL
LANDSCAPES RIGHT ON
YOUR DOORSTEP



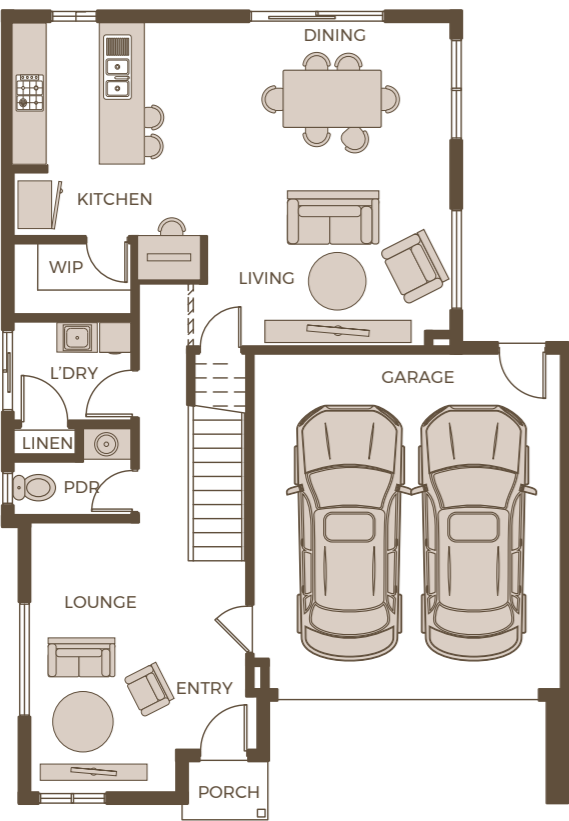


MADISON CNR

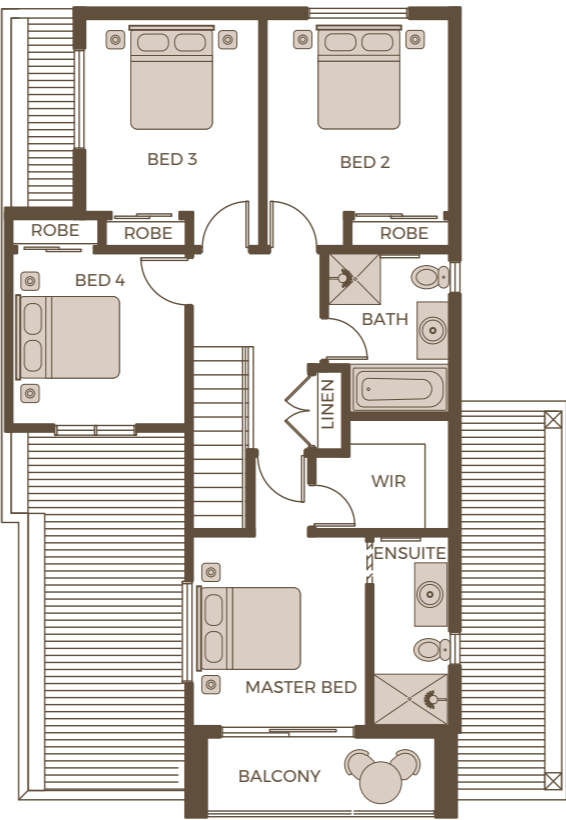
4 BED | TYPE A

22 SQ | LOT 4634 & LOT 4646

4 2.5 2



GROUND FLOOR



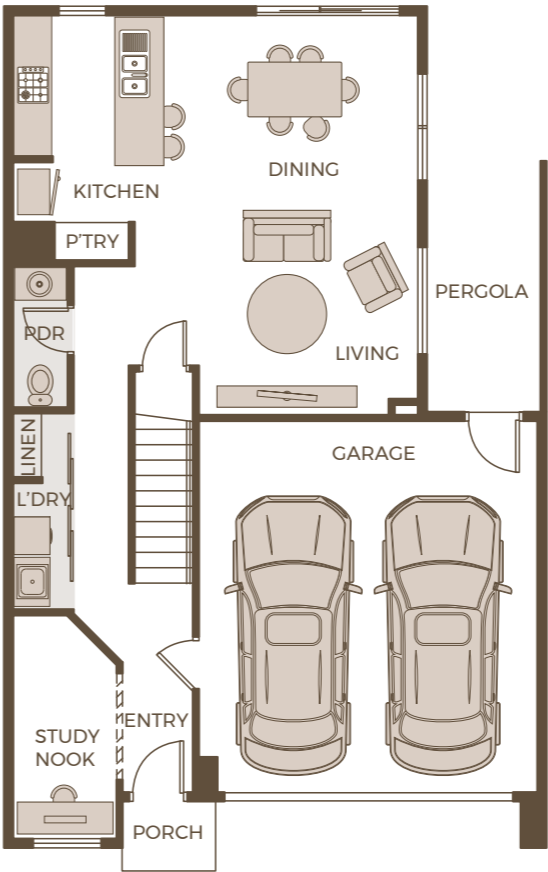
FIRST FLOOR

CHARLTON

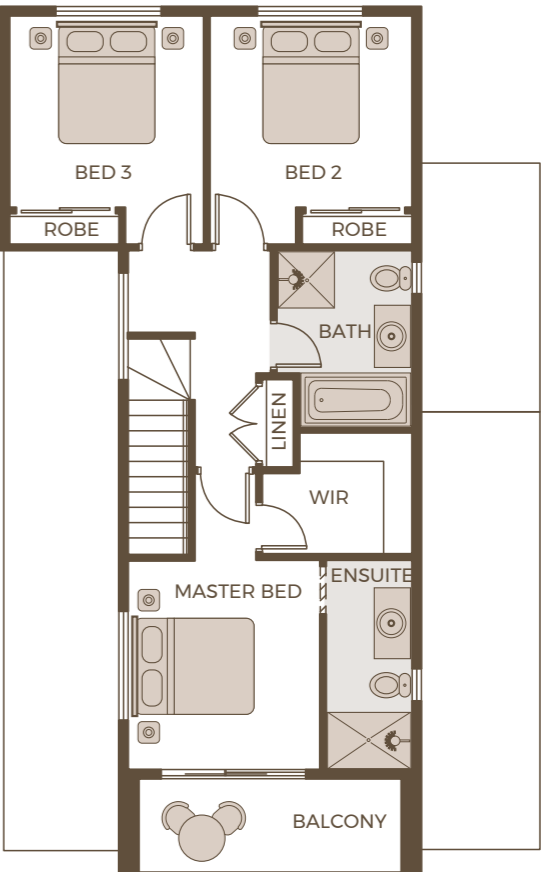
3 BED | TYPE A

19 SQ | LOT 4635, 4636, 4637,
4638, 4643, 4644, 4645

3 2.5 2



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.
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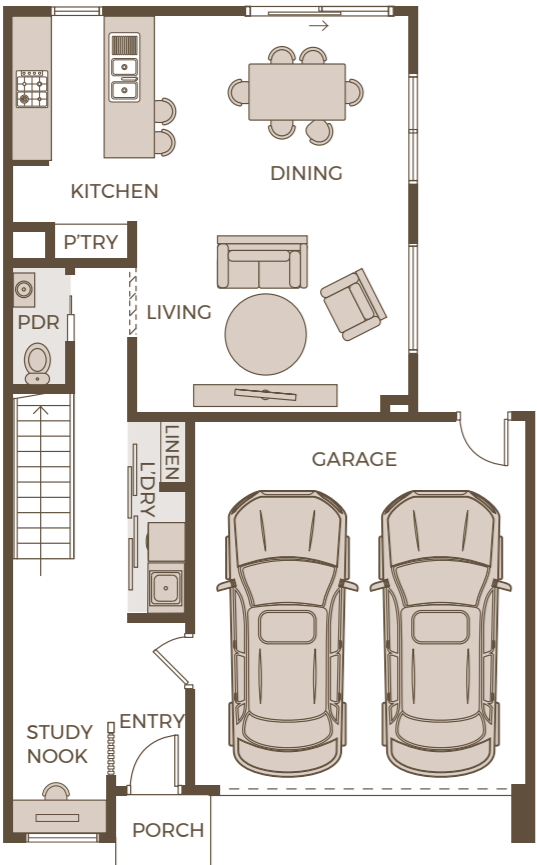


HUNTER

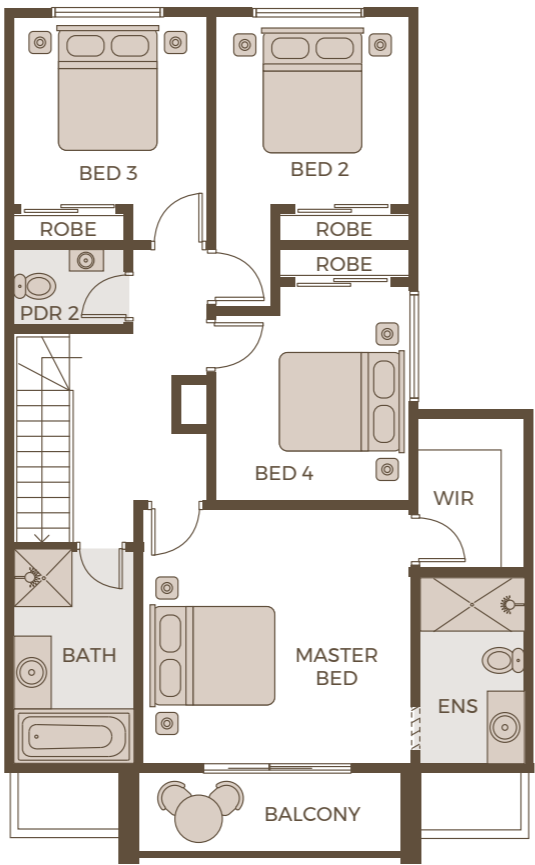
4 BED | TYPE A

23 SQ | LOT 4639,
4640, 4641, 4642

4 3.5 2



GROUND FLOOR



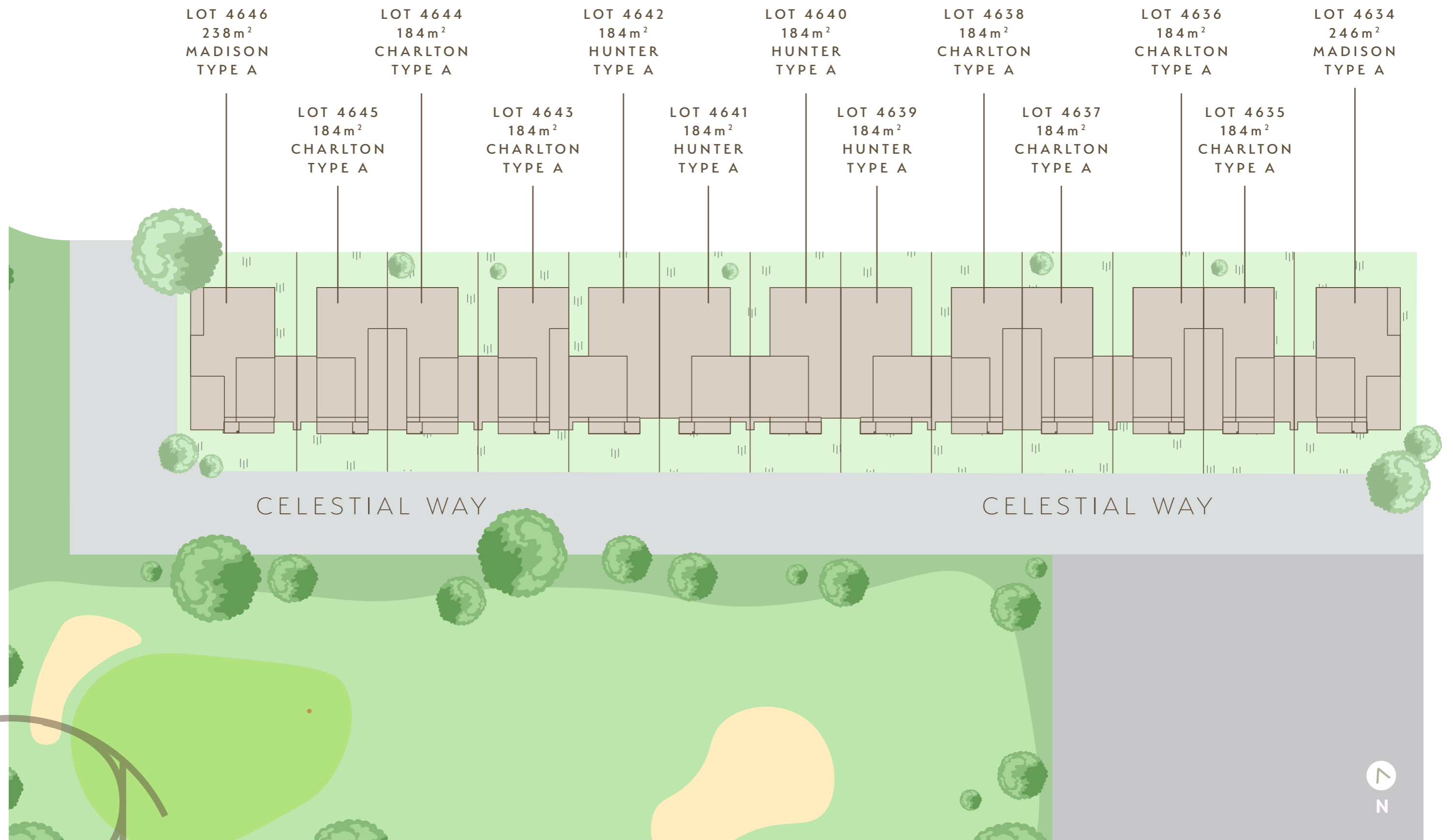
FIRST FLOOR

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All images and drawings are for illustrative purposes.

SITE PLAN





SOHO TERRACES INCLUSIONS

EXTERNAL FEATURES

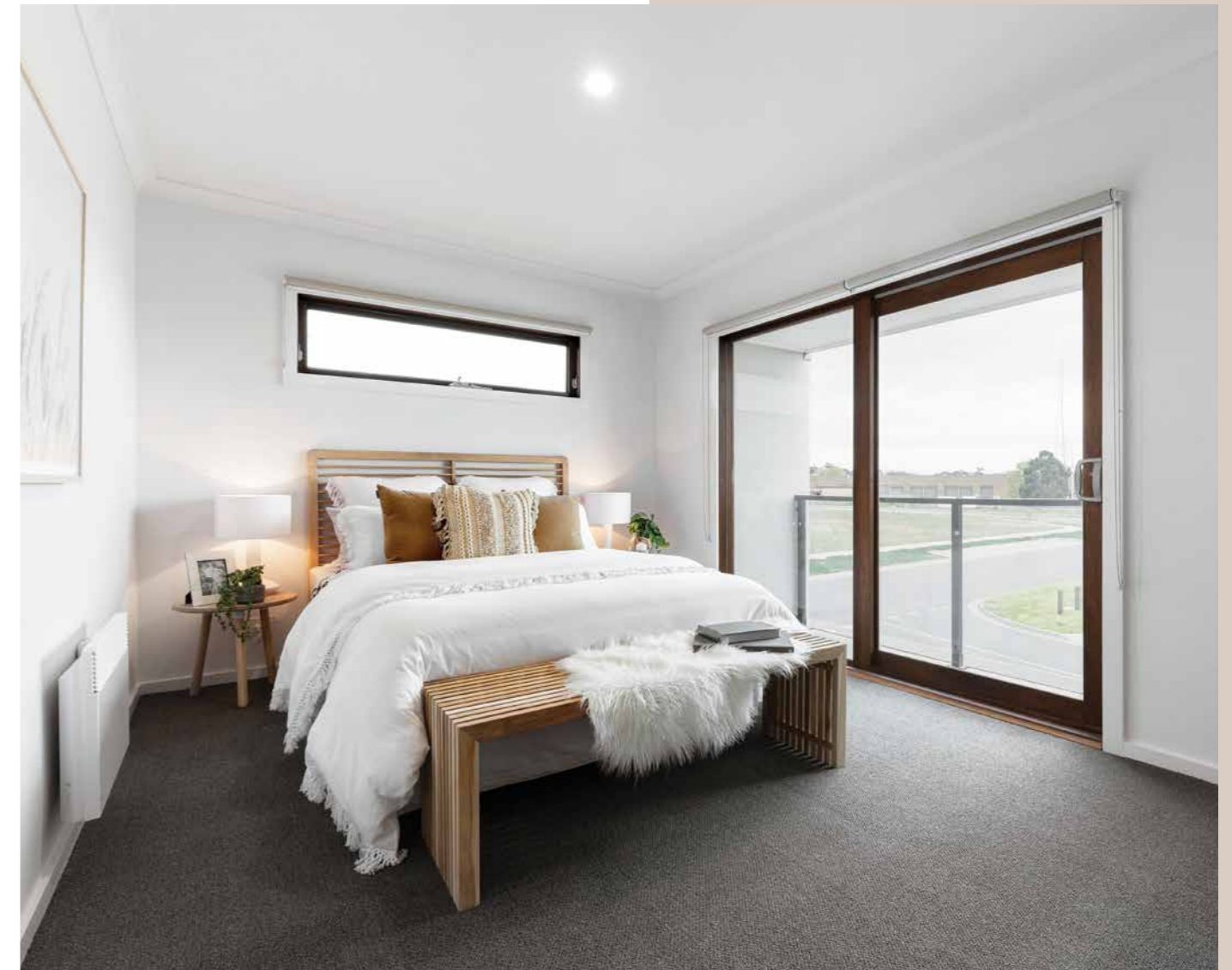
- External:** Light weight cladding.
Render: Acrylic texture coating render. Colour to be selected from SOHO Living colour scheme.
- Infills Over Windows:** Cement sheet infill over windows and doors.
- Roof Cover:** Colorbond Roof to be selected from colour selection.
- Roof Plumbing:** Metal gutter, fascia and flashings to be Colorbond finish.
- Roof Pitch:** 22.5 degree.
- Front Entry Door:** Stain colour to be selected from SOHO Living colour scheme.
- Windows:** Powder coated aluminum awning windows or timber to front facade only (facade design dependent).
Powder coated aluminum sliding windows to side and rear elevations only.
- Sliding Doors:** Aluminum powder coated sliding door. Colour to be selected from SOHO Living colour scheme.
Locks to all windows and sliding doors keyed alike.

FRAMING

- Walls:** Stabilised timber frame throughout at 450mm centres to ground floor of double storey homes, 600mm centres to single storey homes and first floor of double storey homes. Timber Sizes to be in accordance with AS1684 Timber Framing Code.
- Roof:** Engineer designed stabilised timber roof trusses at 600mm centres.

INSULATION

- Insulation batts to home to comply with 6 Star Energy Rating.



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

Panel heating unit installed to living areas and bedrooms (excludes wet areas and area's with split systems) 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

European inspired oven 600mm.
European inspired cooktop 600mm 4 burner stainless steel gas cooktop.
European inspired rangehood 600mm stainless steel.
European inspired 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: Selected as per SOHO Living colour scheme.
Regent design white subway tiles.

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, double towel rails and soap dish holders to showers.
Toilet Suite: China toilet suite in white with soft close seat.

LAUNDRY

Trough: Design specific.
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, where a single power point is provided.
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.



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, 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 (Design specific).
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.

YOUR NEW COMMUNITY

First impressions are often lasting impressions and Mandalay's extensive openspace provides a stunning backdrop that makes it unique. If you love the outdoors, you'll love Mandalay. We've created an environment where 'green' is at the heart of the community. Every home has direct access to open spaces and walking paths that connect parks, ponds and the fairways. Our parks and playgrounds have been designed to be enjoyed by kids of all ages while the community centre, Beveridge Primary School and future retail centre meet the needs of modern families.

Club Mandalay, is the lifestyle hub of the community, it offers a wealth of leisure facilities and provides a natural meeting point for friends, family and neighbours. Spend time together, play with the kids or dip your toes into the 25 metre heated swimming pool all year round. The fully equipped gym or tennis courts ensure your fitness routine never gets boring and the café is the perfect spot to end your day. Club Mandalay is about making more time for the little things, so go barefoot more often, swim, play, and relax in your exclusive resort style getaway.



SOHO
LIVING

